

To Let



Stockton-on-Tees

Unit 34, Wellington Square Shopping Centre

1,544 sq ft (143 sq m)

Rent on Application

Subject to Vacant Possession

Location & Description:

- Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.
- Stockton Borough Council have recently demolished the Castlegate Centre having relocated a number of high profile retailers to Wellington Square. This has consolidated the prime retailing pitch and provided a much more 'fit for purpose' shopping experience. The former Castlegate Centre has been transformed into a new waterfront urban park.
- Wellington Square provides over 250,000 sq.ft of retail space plus 800 car parking spaces and houses retailers including Iceland, River Island, Specsavers, Caffè Nero, Poundland, JD, Heron, Superdrug, B&M and Barclays.

Demise:

Ground Floor Sales 1,544 sq ft (143.44 sq m)

Rent:

Available upon request.

Lease:

Subject to vacant possession, a new FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £8,148.

EPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) - £27,000.

Date Prepared:

April 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

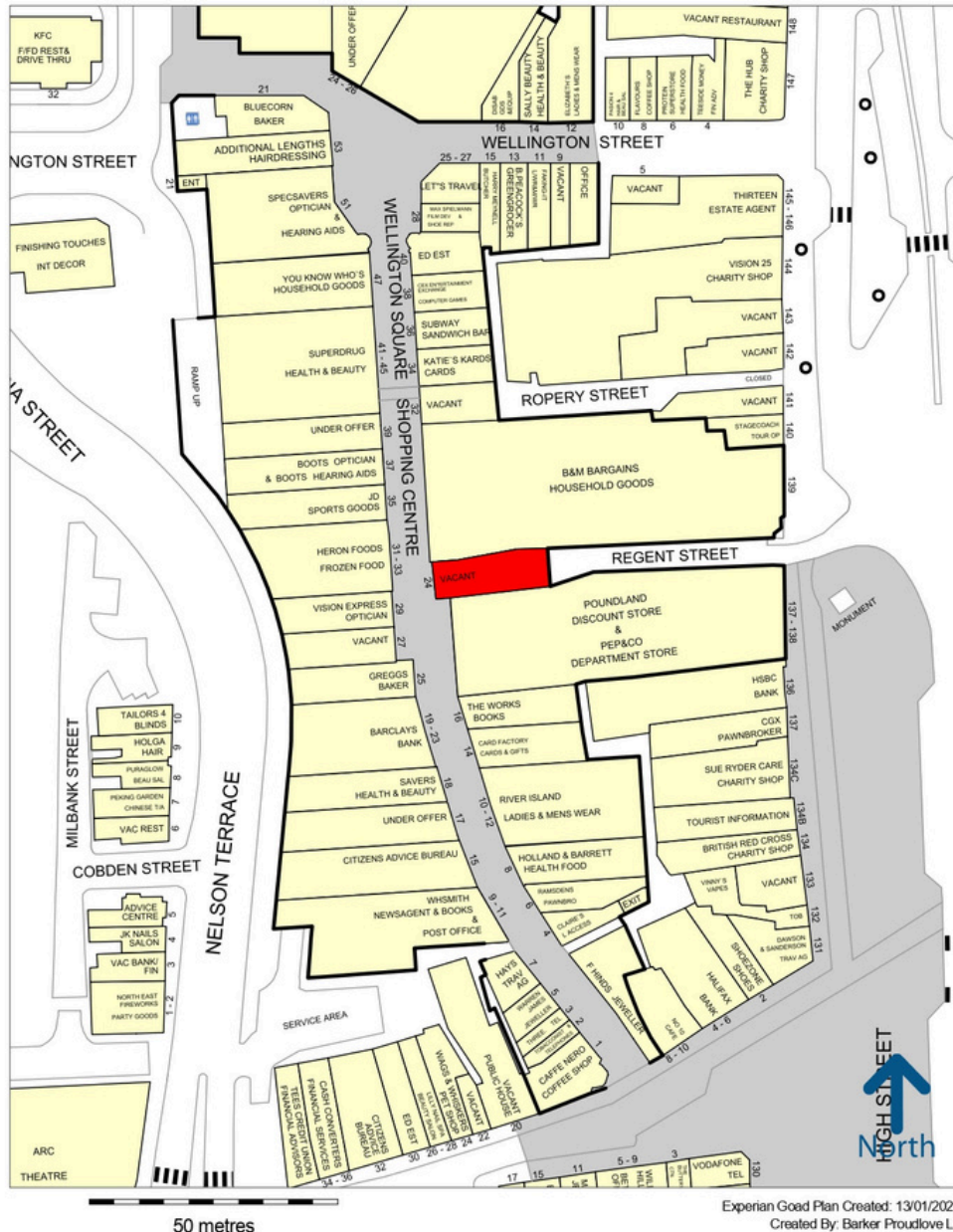
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Stockton-on-Tees



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