

# To Let



## Stockton-on-Tees

Unit 40A, Wellington Square Shopping Centre

Ground Floor: 651 sq ft (60.48 sq m)

Rent: £21,500 pax

## 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, and Superdrug and Barclays.

## Demise:

Ground Floor 651 sq ft (60.48 sq m)

First Floor 186 sq ft (17.28 sq m)

## Rent:

£21,500 per annum exclusive.

## Lease:

New FRI lease for a term to be agreed.

## Service Charge:

On-account service charge for the current year stands at approximately £4,292.

## EPC:

Available upon request.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2026) – £17,250.

## 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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