

New Build Retail Units To Let

Unit 2 Stoney Wood Local Centre
Wynyard
Stockton-on-Tees
TS22 5TQ

Bradley Hall

01642 265 300

teesside@bradleyhall.co.uk

www.bradleyhall.co.uk

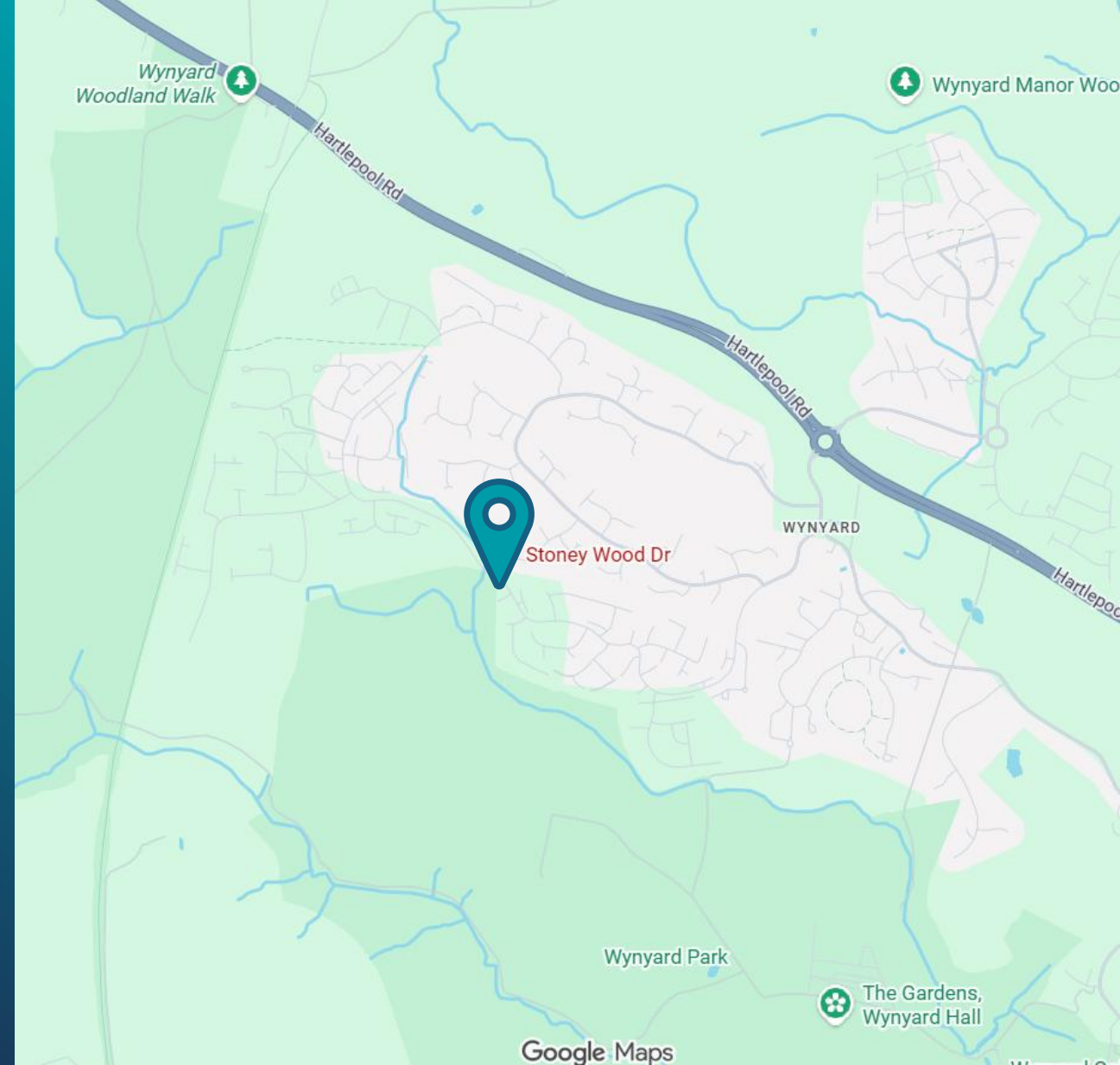
9 Evolution, Wynyard, TS22 5FC



LOCATION

Being located within the Stoney Wood development the subject property is ideally located for footfall from the new housing development.

Stoney Wood offers superb connectivity via the A1 and A19, facilitating effortless travel both north and south. A short drive away from Teesside business hubs including Stockton, Sedgefield, Middlesbrough, and Hartlepool, serving as major employment, education, and business hubs.



DESCRIPTION

Units 2 Stoney Wood Local Centre are new build semi detached properties which will be ready for immediate occupation with completion expected in Summer 2026.

The centre will be built of birtley buff brick construction beneath pitched slate roof with elements of natural stone.

Unit 2 will be suitable for a variety of occupiers with other amenities nearby expected to include a medical centre, a village hall, a restaurant and other local amenities.

Internally, the unit will be over ground and will be let in shell condition. Layout plans overleaf.

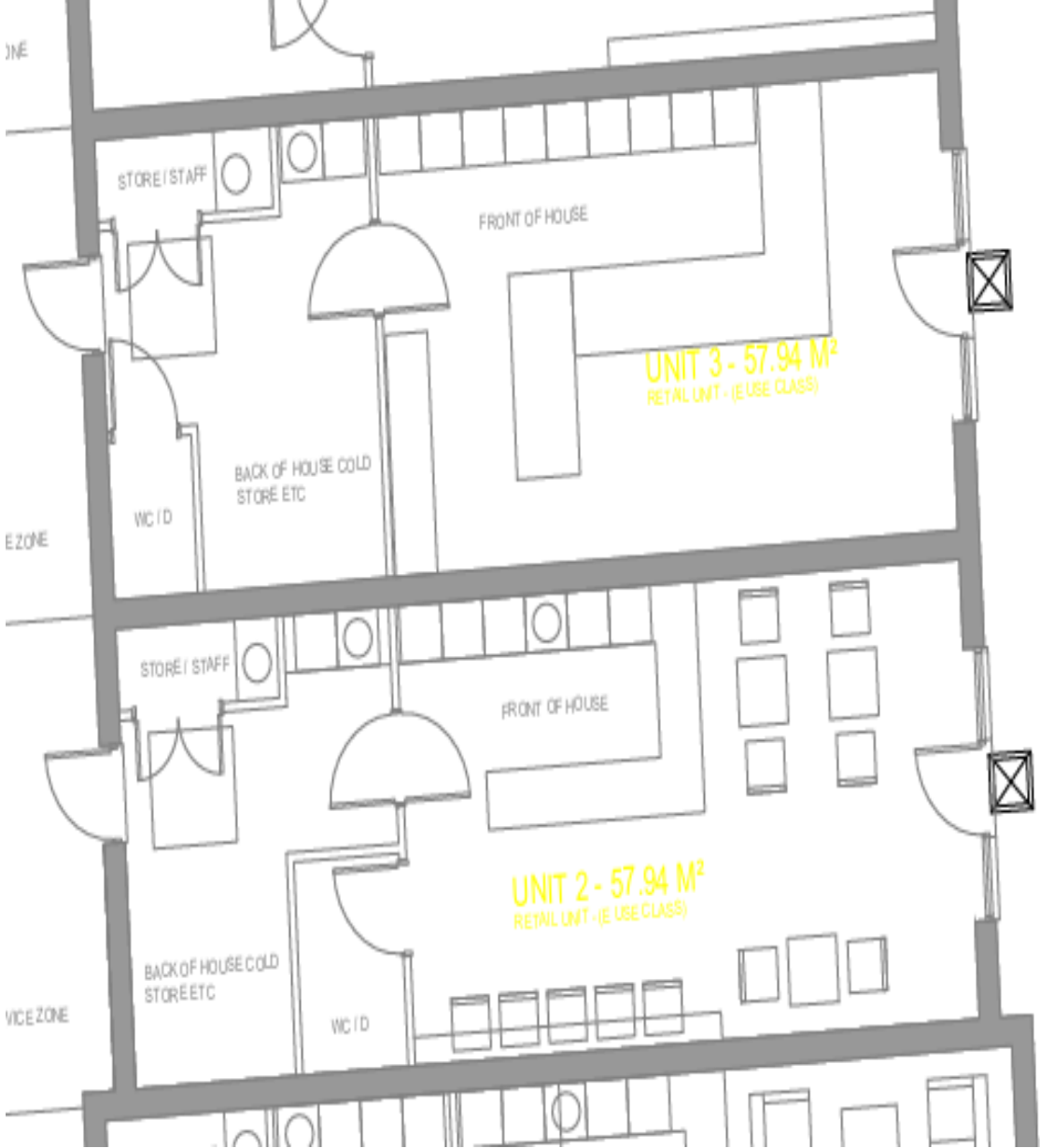
The site has proposed car parking for approximately 46 cars including 6EV charging points.

Construction is expected to complete Summer 2026.



Accommodation

Part	Floor	Sq M	Sq Ft
Unit 2	Ground	57.94	624
Total		57.94	624



Important Information



£18,000 per annum

Leases terms are available in multiples of 5 or 10 years on a EFRI basis.

Rating Assessment

The rateable value of the premises is to be assessed upon completion of the build.

EPC

To be assessed

Legal Costs

Each party is responsible for their own legal costs.

AML Regulations

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

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, **Bradley Hall Limited.**

Joseph l'Anson

Tel: 01642 265 300

Email: Teesside@bradleyhall.co.uk

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