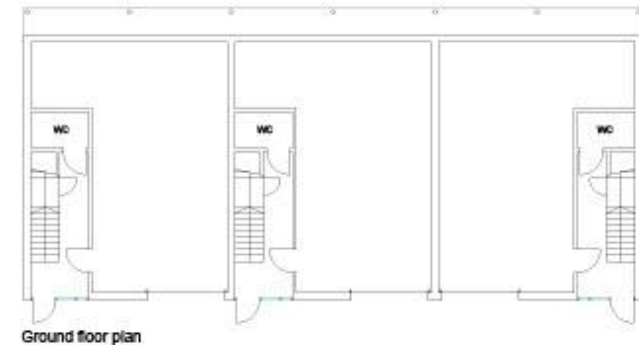
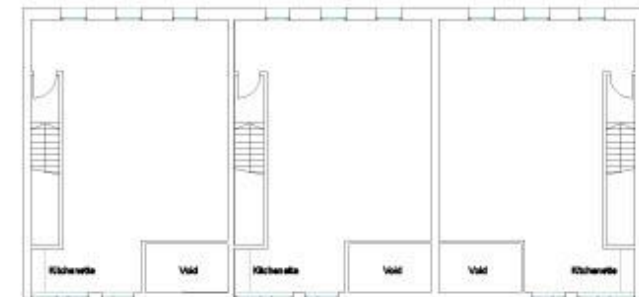
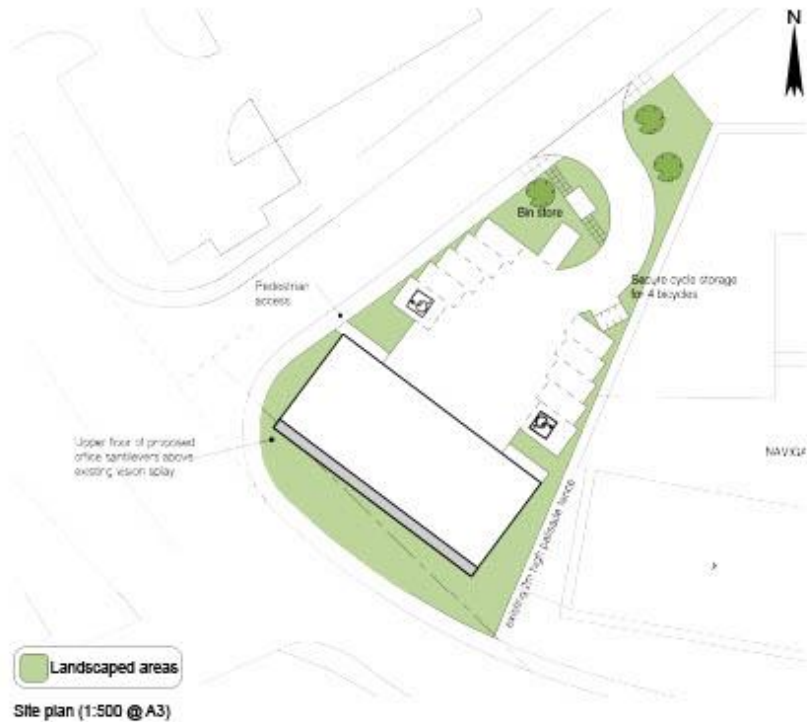


# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

TO LET / FOR SALE :

3 HYBRID OFFICE/INDUSTRIAL INNOVATIVE UNITS WITH PARKING



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS

### LOCATION

The development is located in the established mixed use area of Preston Farm Industrial Estate comprising industrial, office and leisure properties between Stockton on Tees, 0.5 miles to the north, Ingleby Barwick (1.3 miles south) and Middlesbrough (4 miles east).

The development is situated on the east side of Westland Way which runs adjacent to 1825 Way. Nearby occupiers include Premier Blinds, Map Group (UK), Soccer Sensations and H & H Bathrooms.

### DESCRIPTION

The development will comprise 3 self-contained hybrid industrial units arranged as ground floor storage / workshop / offices and WC together with first floor offices and kitchenette.

Each unit will benefit from parking, roller shutter door access and 'A' rated EPC. Heating will be provided to the first floor via Air to Air Heat Pumps.

### ACCOMMODATION

Each unit will provide the following approximate accommodation (GIA):

Ground Floor Workshop / Storage:	78.07 sq m	( 840 sq ft)
First Floor Offices:	93.79 sq m	(1,010 sq ft)
Total:	171.86 sq m	(1,850 sq ft)

If the above accommodation does not meet your requirements, please contact our office regarding another development to discuss a bespoke unit suitable for your needs in the immediate vicinity

### RATING ASSESSMENT

The premises will be assessed for business rates once completed. Interested parties should contact Stockton Borough Council for exact rates payable.

# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

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## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS

### PROPOSED TERMS

The units are available via a new FRI lease for a number of years to be agreed at an initial rent of £18,500 per annum.

The units are available for sale with offers of £275,000 invited.

The rent is exclusive of VAT, insurance, service charge and utilities.

### LEGAL COSTS

Each party will be responsible for their own costs in connection with the transaction.

### VIEWING

Expressions of interest strictly through this office.

Paul Stevenson / Jack Robinson

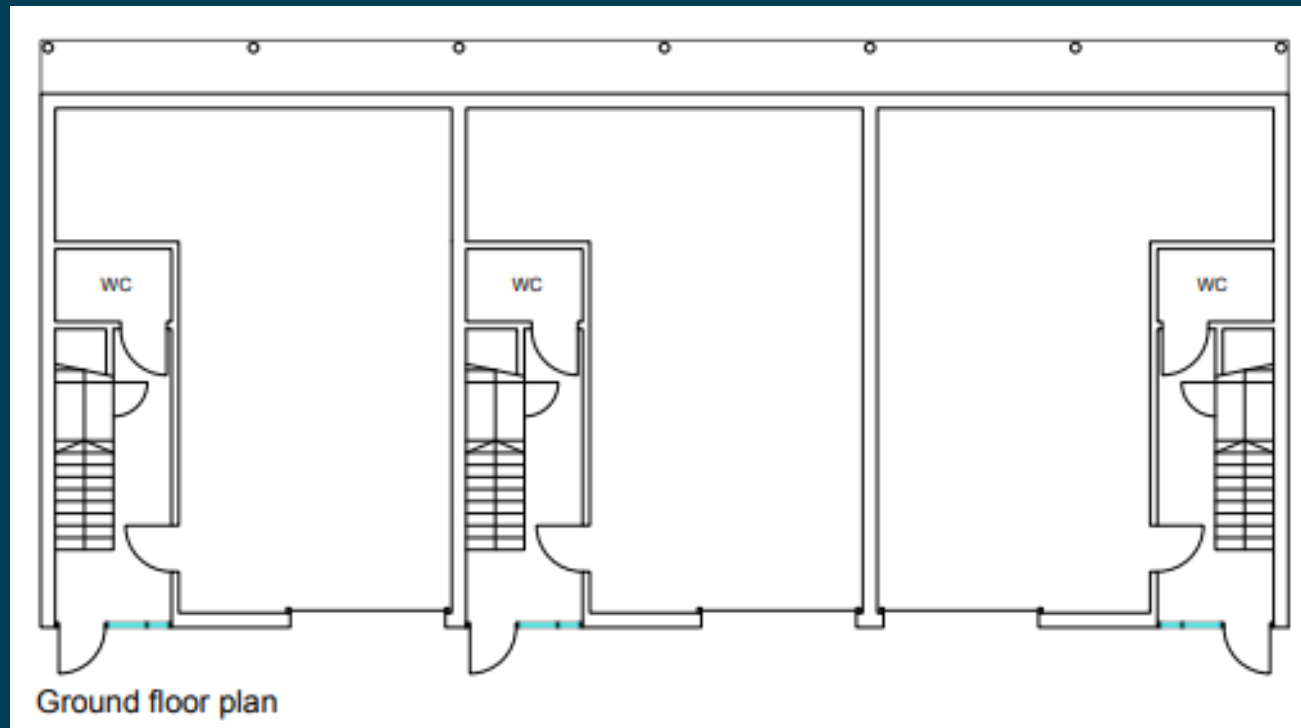
Tel: 01642 713303

Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

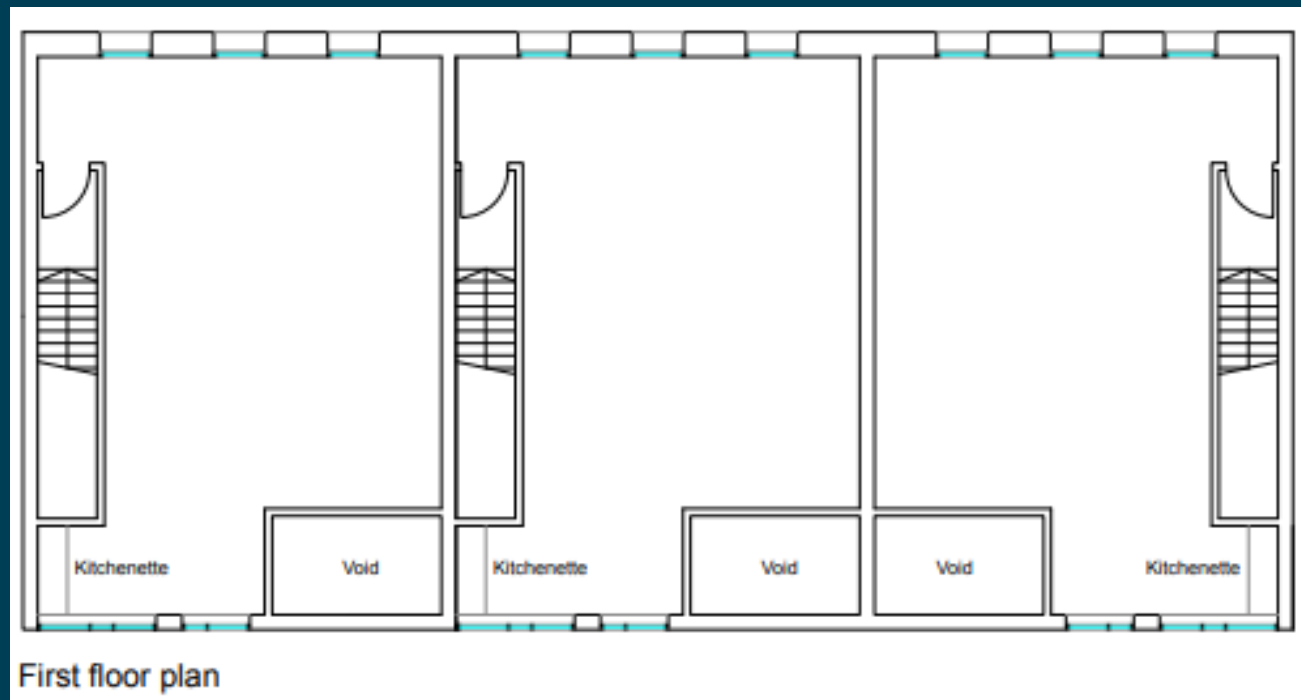
Subject to contract

[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

**WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB**  
**TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS**



**WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB**  
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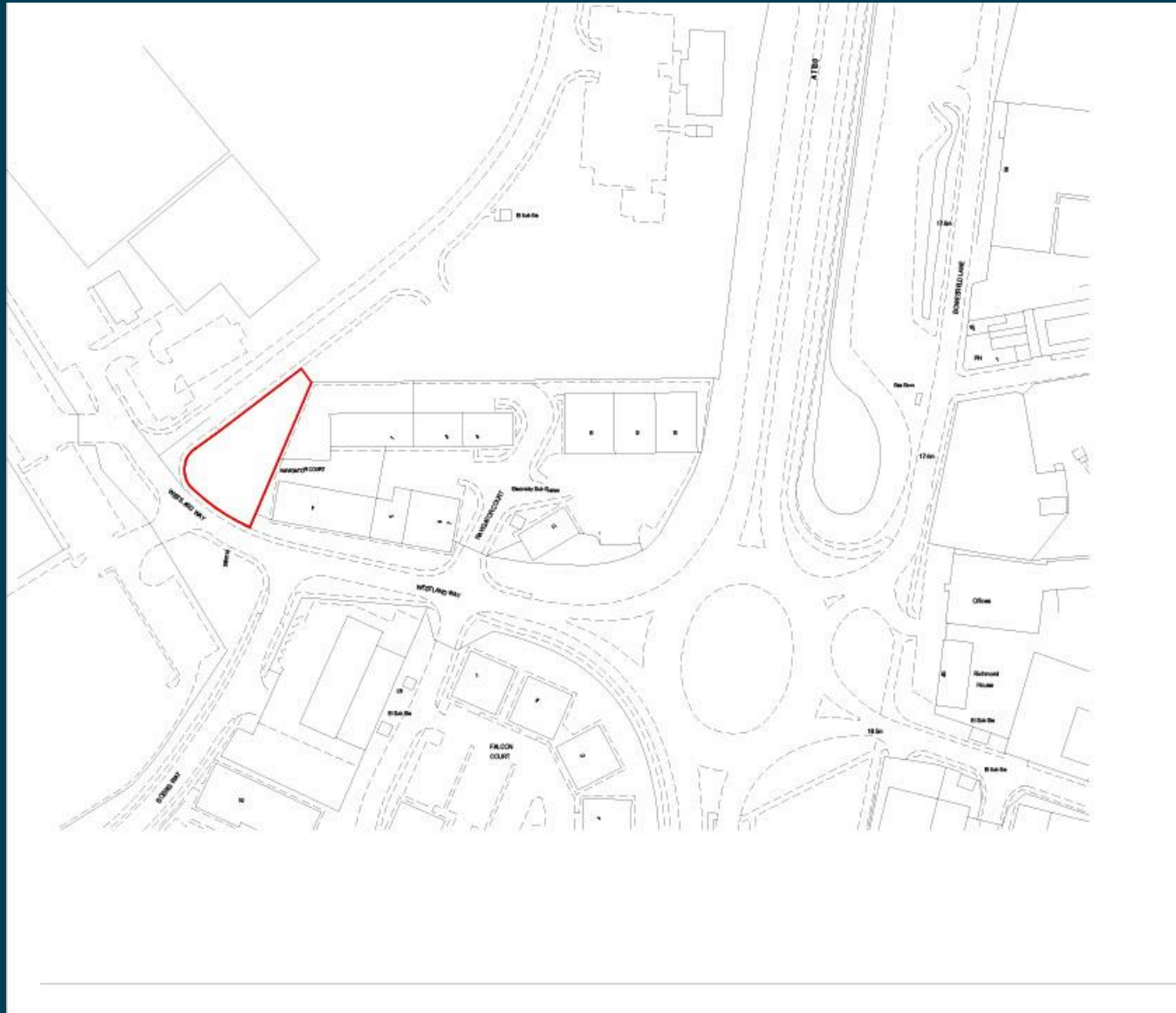
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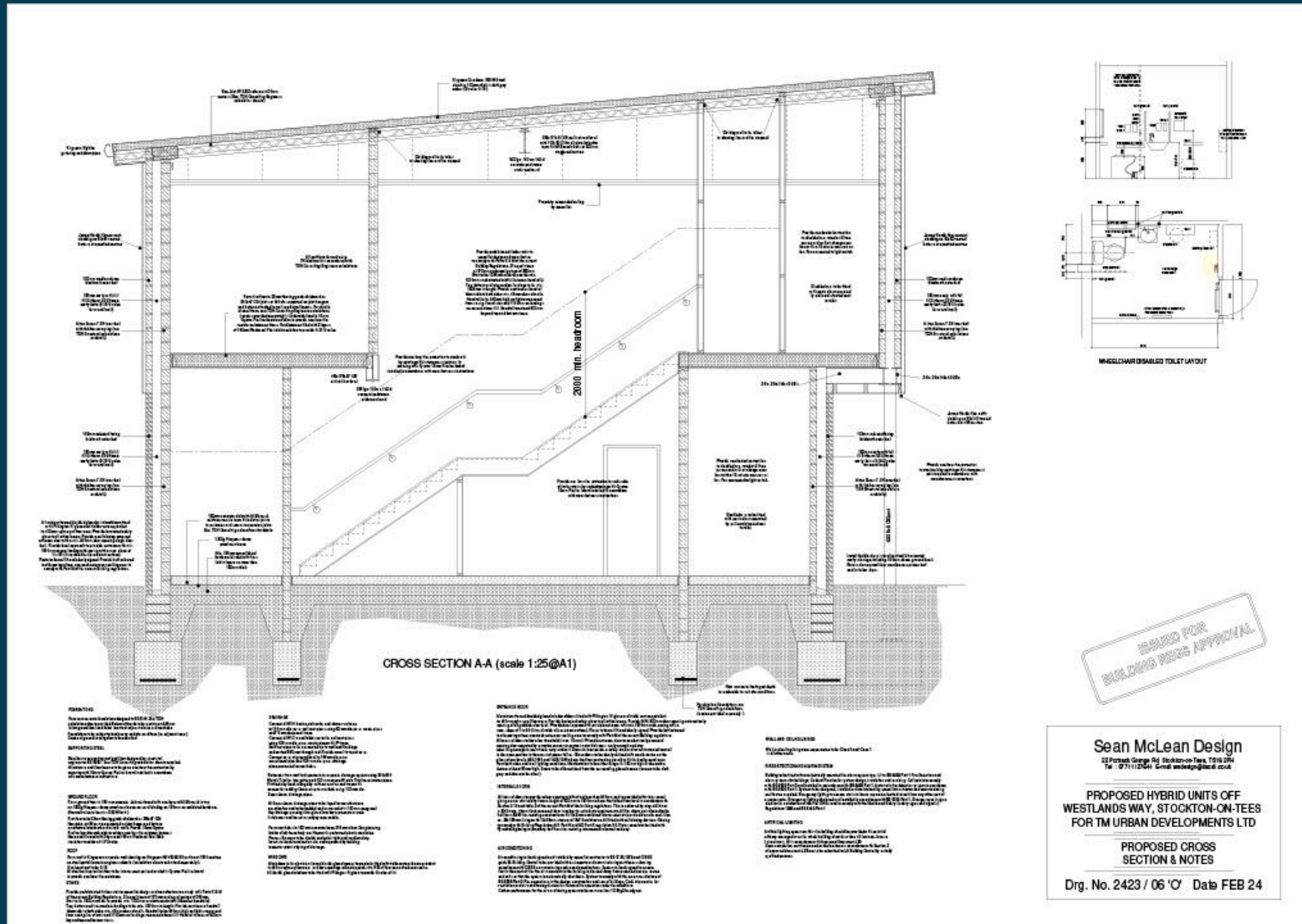


# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS



# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS



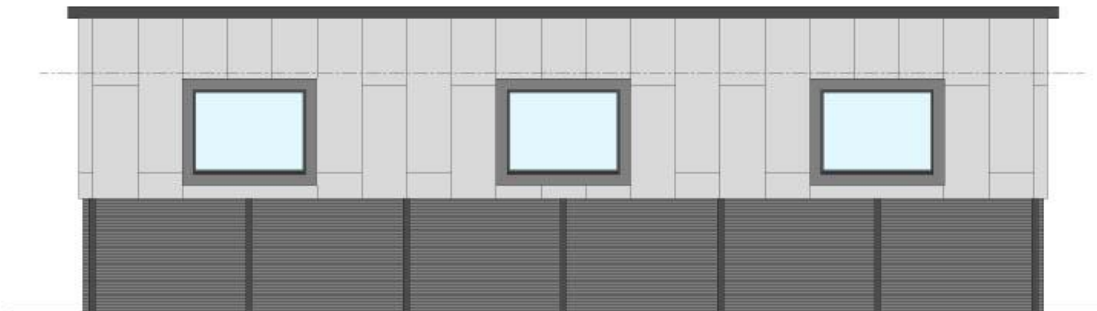


# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

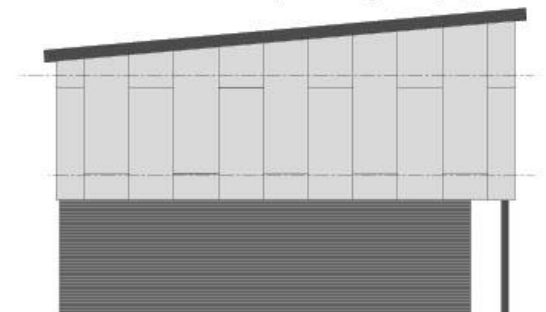
## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS



NORTH EAST ELEVATION ( scale 1:100@A3 1:50@A1 )



SOUTH WEST ELEVATION ( scale 1:100@A3 1:50@A1 )



NORTH WEST ELEVATION AS DRAWN  
SOUTH EAST ELEVATION OPP-HAND ( scale 1:100@A3 1:50@A1 )



Sean McLean Design  
22 Park Road, Stockton-on-Tees, TS16 2PL  
Tel: 071112541 Email: sean@seanmcleandesign.co.uk

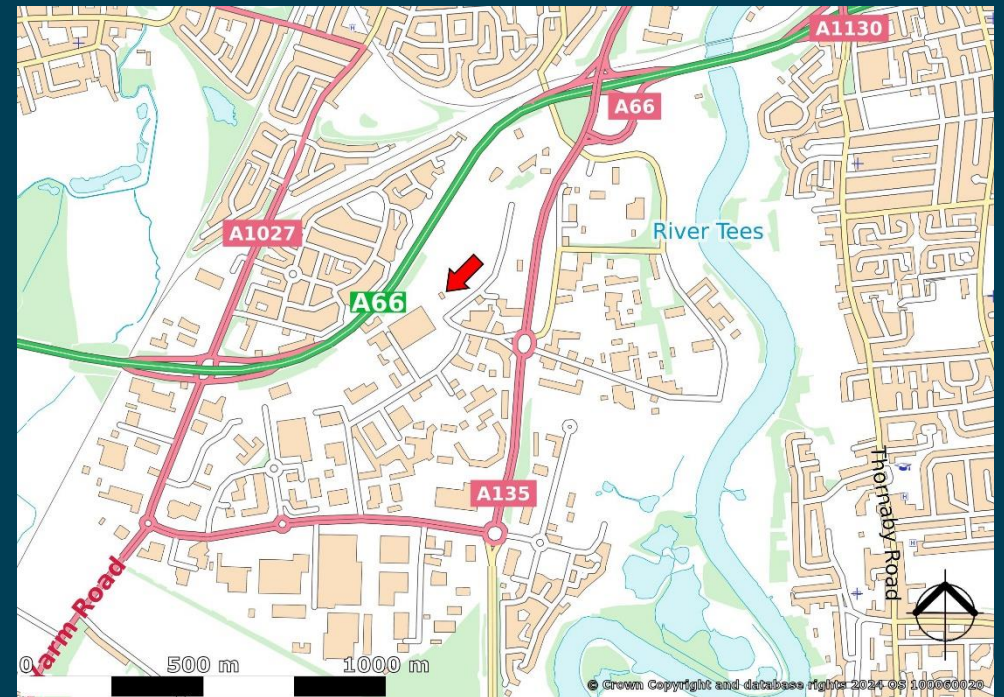
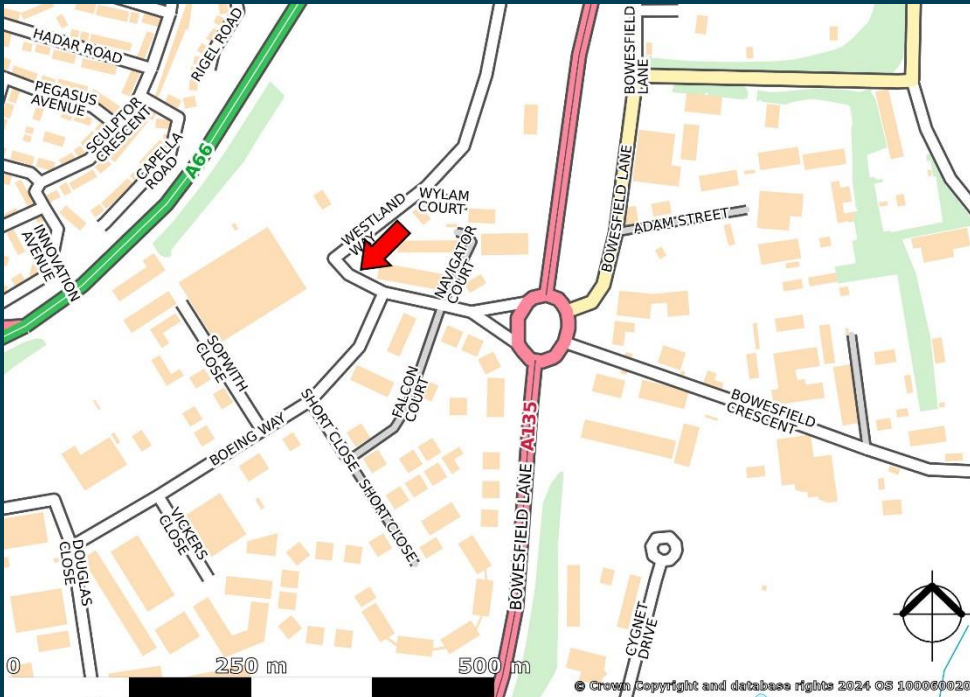
PROPOSED HYBRID UNITS OFF  
WESTLANDS WAY, STOCKTON-ON-TEES  
FOR TM URBAN DEVELOPMENTS LTD

PROPOSED  
ELEVATIONS

Dwg. No. 2423 / 05 'C' Date FEB 24

# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS



# WESTLAND WAY, PRESTON FARM, STOCKTON ON TEES, TS18 3FB

## TO LET / FOR SALE : 3 HYBRID OFFICE/INDUSTRIAL UNITS

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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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