

CARBURY HOUSE, PRESTON FARM BUSINESS PARK, STOCKTON, TS18 3TB

TO LET
PRESTIGIOUS GROUND FLOOR OFFICES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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LOCATION

The premises are prominently situated fronting Concorde Way, the principal highway through Preston Farm Business Park.

Preston Farm Business Park is one of Teesside's principal locations that has experienced an unprecedented amount of development in recent years. The location benefits from excellent connectivity being adjacent to the A135 which provides access to the region's other principal highways, the A66, A19 and A1(M) as well as Teesside International Airport, Darlington and Middlesbrough. Access has been further enhanced by completion of the Surtees junction.

DESCRIPTION

The building will provide the following specifications:

- Air conditioning
- Under floor and perimeter trunking
- Fully carpeted
- Floor to ceiling height 2.6m
- High quality finishes throughout

ACCOMODATION

We calculate that the premises will provide the following approximate net internal areas:

- Ground Floor 321 sq m 3,457 sq ft
- Externally, there are 12 car parking spaces plus additional visitor parking

TENURE

The suite is available to let by way of a new effective FRI lease for a term of years to be agreed at £10 psf. Full details are available by contacting our office.

RATING ASSESSMENT

Prospective tenants should check the precise rates payable with Stockton Borough Council.

VIEWING

Strictly by appointment through this office

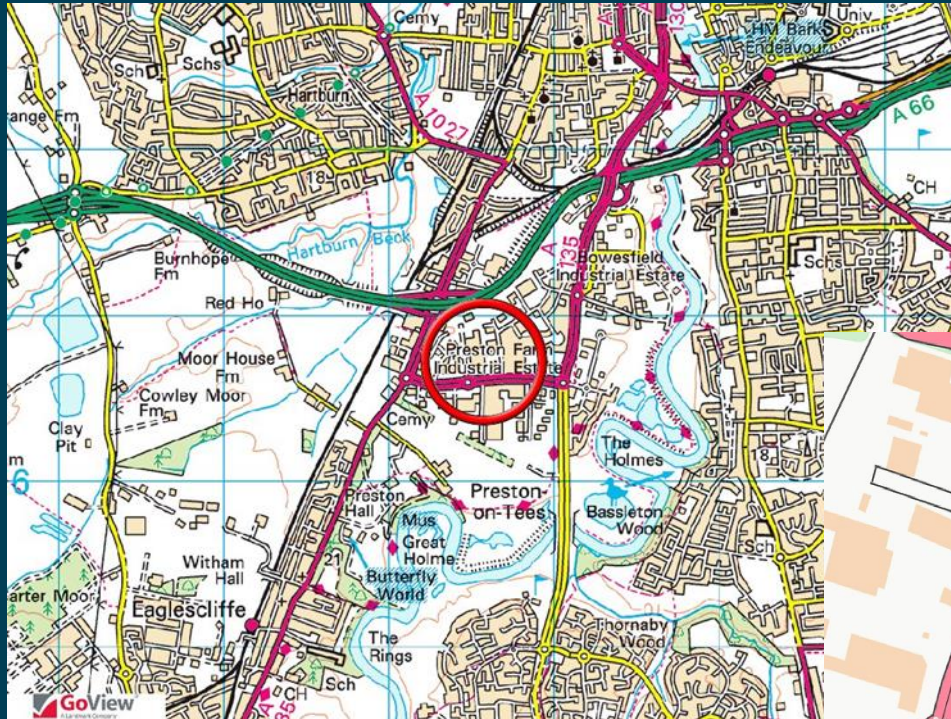
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Subject to contract

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Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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