

UNIT 7, GRENADIER HOUSE, EAGLE COURT, PRESTON FARM, STOCKTON ON TEES, TS18 3TB

WAREHOUSE / TRADE COUNTER / HQ BUILDING TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

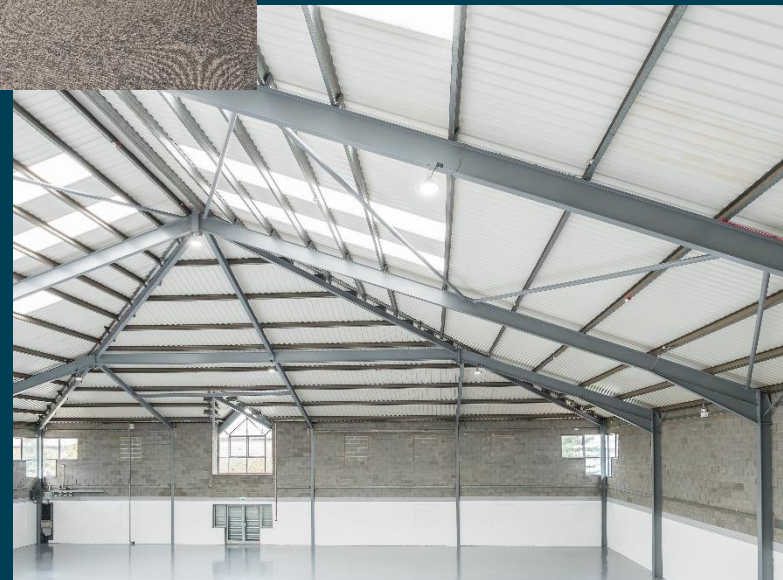
Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

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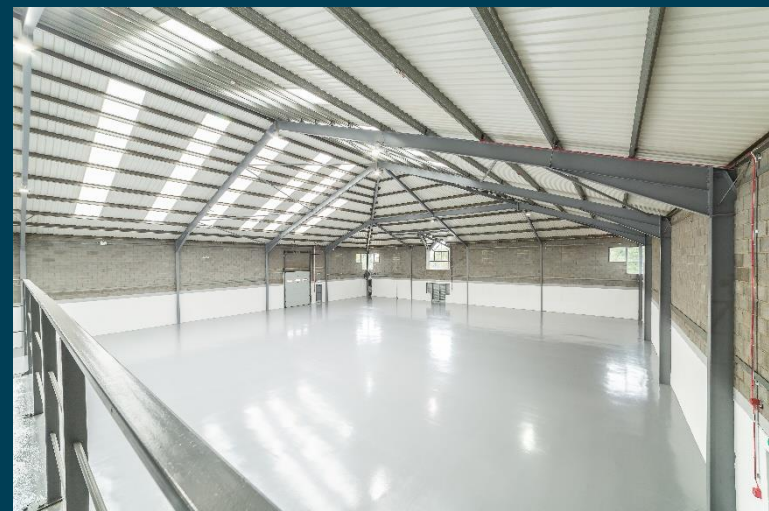
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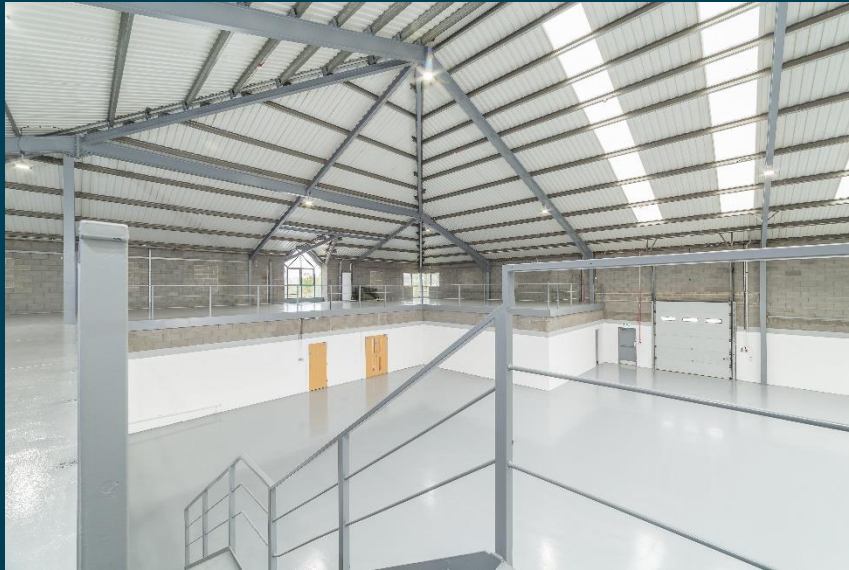
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LOCATION

In an extremely prominent location fronting Concorde Way on Preston Farm.

The visibility is second to none and the neighbours include Toyota, Honda, Vauxhall, Audi, Porsche, Volvo, Land Rover, BMW, Mercedes, Ford and Jaguar.

DESCRIPTION

The building has traded as Greenham trading for 27 years and more recently occupied by iemens and was built as a warehouse with offices to the front. There is parking to the front, parking to the rear and a large yard which is accessed from the rear.

ACCOMMODATION

Gross Internal Area	19,483 sq ft	1,810 sq m
(Inc warehouse, office and mezzanine)		

RATING ASSESSMENT

The premises have a Rateable Value of £77,000.

PROPOSED TERMS

The premises are available on a new lease for a term of years to be agreed at a rent of £100,000 pa exc.

LEGAL COSTS

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

VAT

The Property is elected for Vat.

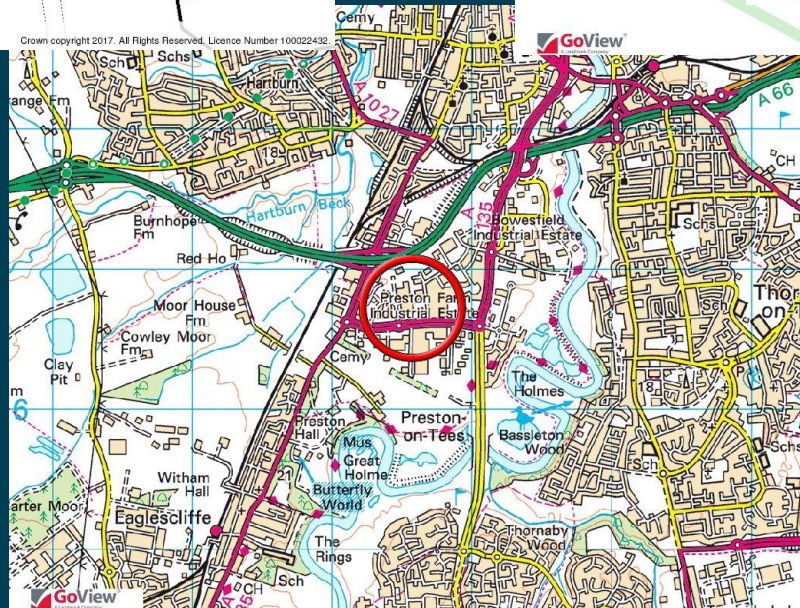
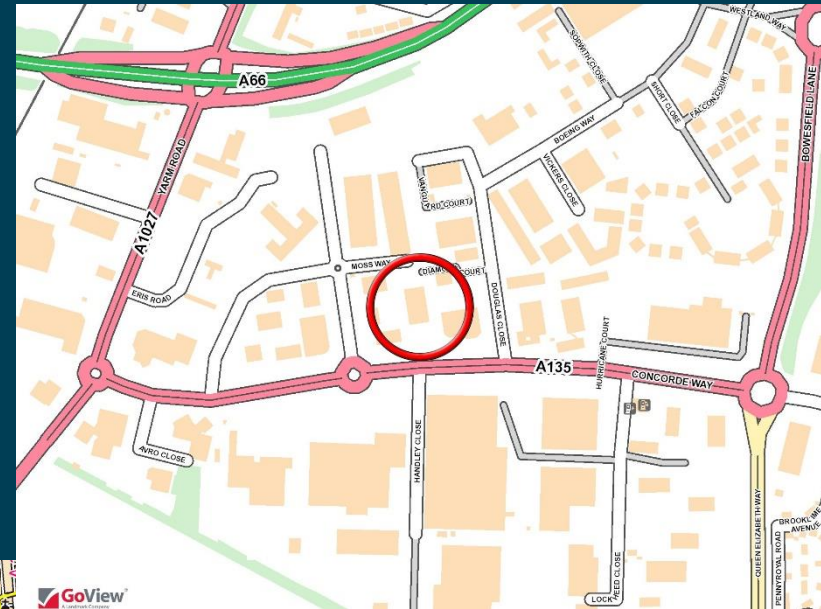
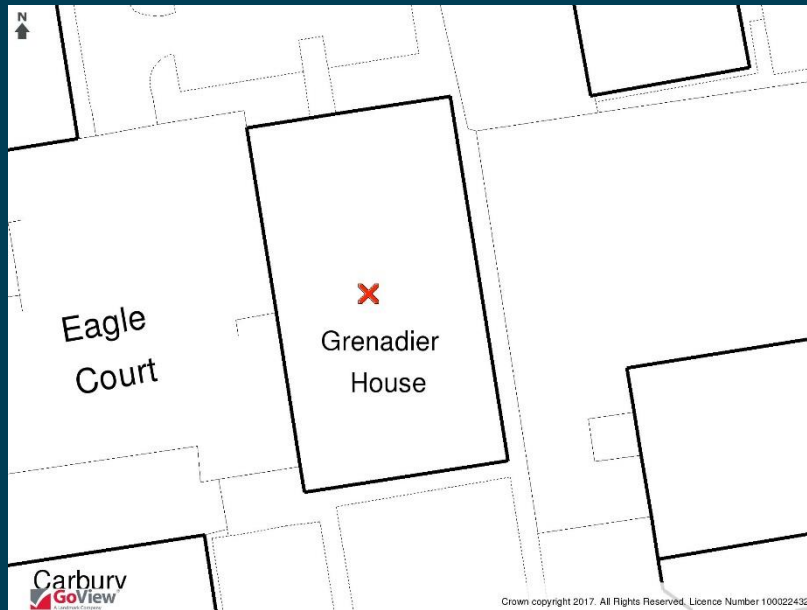
VIEWING

Strictly by appointment through this office
Paul Stevenson
Tel: 01642 713303

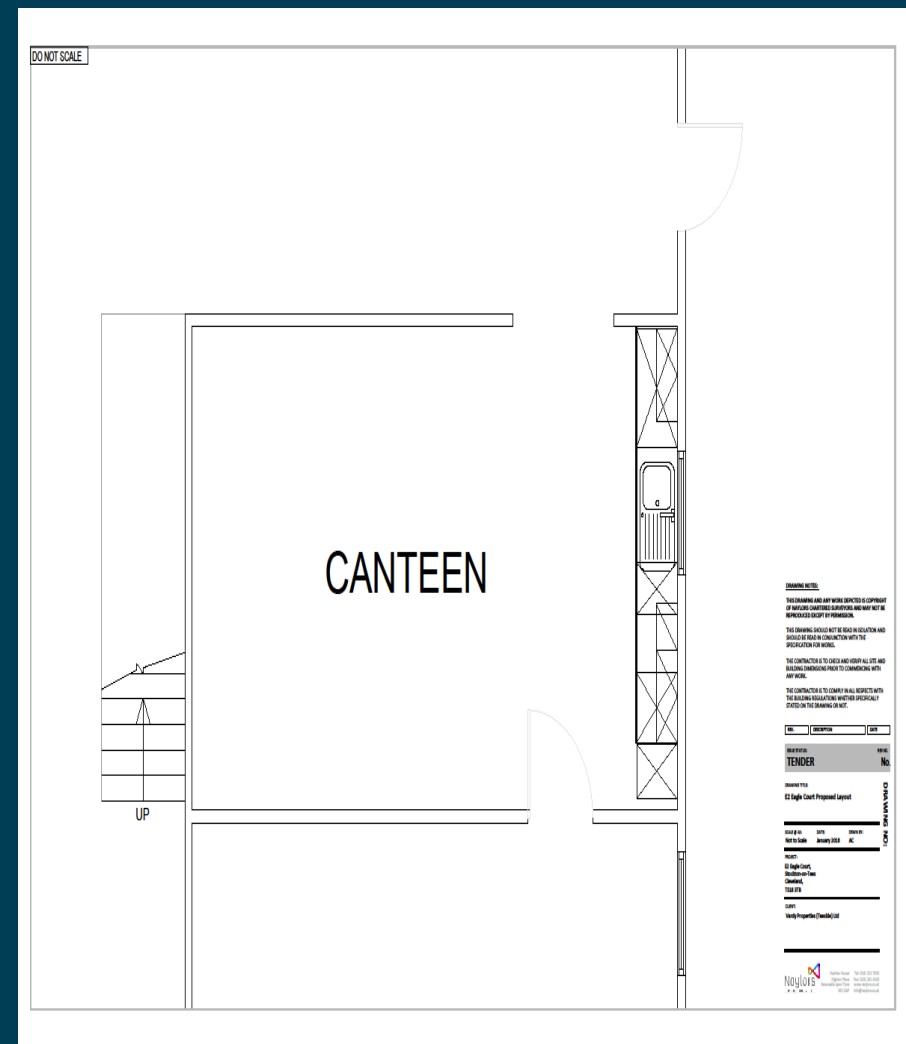
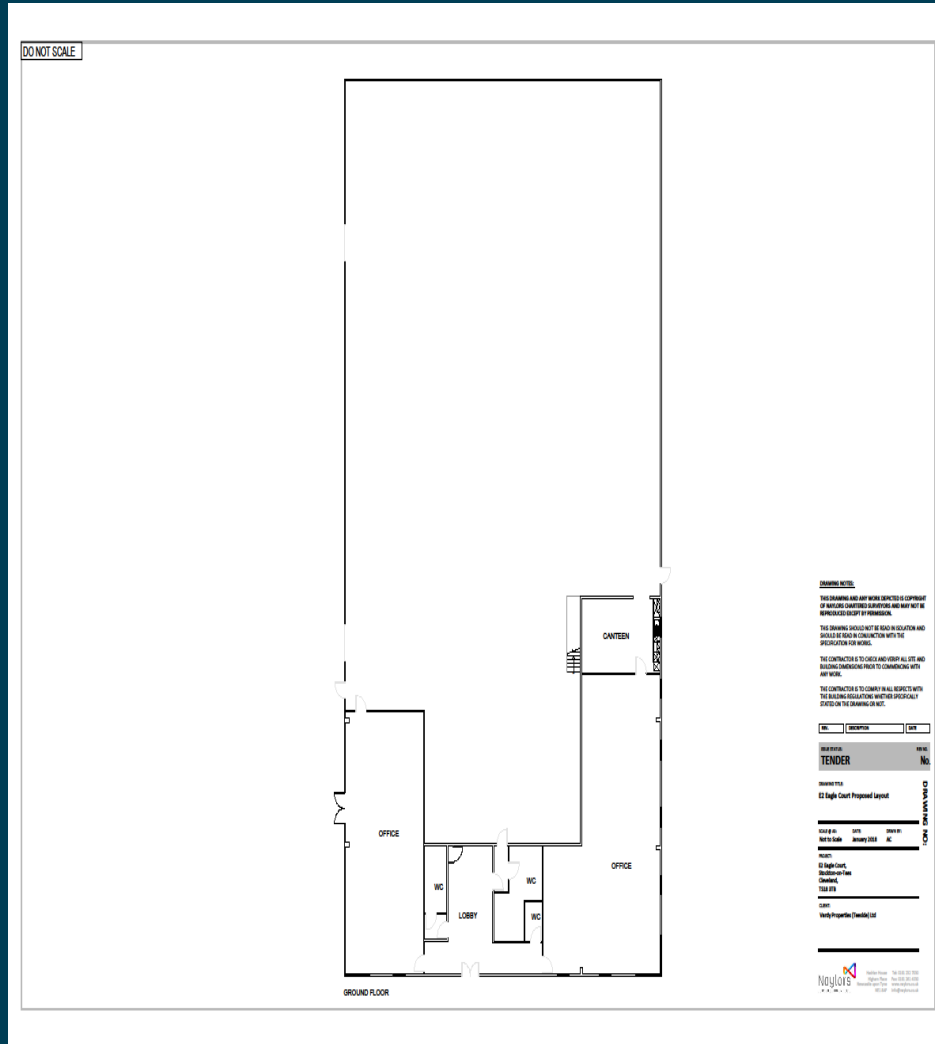
Subject to contract

Grenadier House: Video Link
<https://vimeo.com/daysixedinburgh/review/291894587/d8d4a1b7ba>

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Energy Performance Certificate

Non-Domestic Building



GRENADIER HOUSE
Unit 2
Eagle Court
Preston Farm Business Park
STOCKTON-ON-TEES
TS18 3TB

Certificate Reference Number:
9000-1936-0348-4511-8080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

46

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1696
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 30.71
Primary energy use (kWh/m² per year): 180.08

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

69 If typical of the existing stock

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