

TO LET / MAY SELL

MODERN DETACHED HYBRID INDUSTRIAL / OFFICE UNIT

DE HAVILLAND AVENUE
Preston Farm
Stockton On Tees
TS18 3TH



24,631 sq ft (2,288.44 sqm)

Extensive site area of 3.54 acres (1.436 Ha)

CBRE

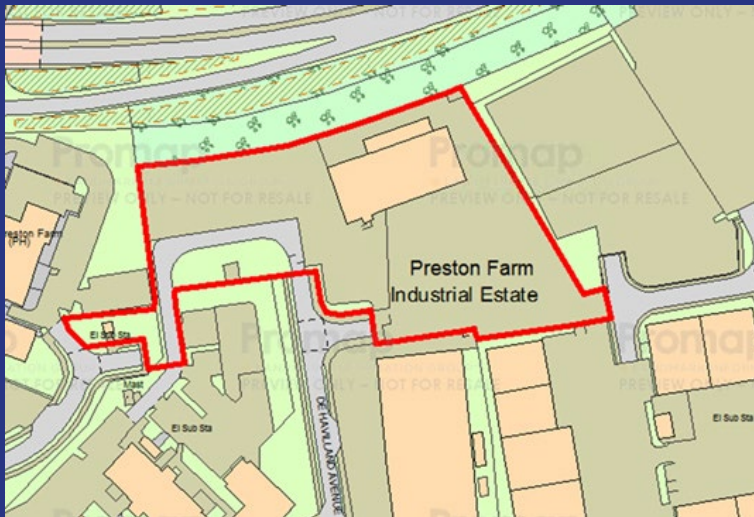
DESCRIPTION

The property is of steel portal frame construction with a clear internal height to the underside of the haunch of approximately 6.5m in the warehouse area. Goods loading access to the warehouse area is via a single level access door. Internally the warehouse specification includes fluorescent strip lighting and a solid concrete floor. To the rear of the warehouse is a single storey stores extension. There is integral two storey office accommodation incorporating staff welfare, WC's, offices and plant room. Independent to the warehouse and two storey office provision there is a separately accessed two storey office provision providing a reception area, staff welfare, WC's and office accommodation. Externally the property benefits from a large secure service yard provision. The site is secured by fencing and has two barrier controlled access points.

ACCOMMODATION

AREA	SQ FT	SQM
Warehouse	6,401	594.7
Rear Warehouse Stores	2,110	196.02
Ground Floor Staff Welfare and Stores	3,212	298.43
First Floor Offices	3,212	298.43
Ground Floor Offices	4,848	450.43
First Floor Offices,	4,848	450.43
TOTAL	24,631	2,288.44

The overall site area extends to 3.54 acres (1.436 hectares).



LOCATION

The property is situated on De Havilland Avenue which is located immediately off Concorde Way (A135) on the Preston Farm Industrial Estate, a large mixed use commercial area situated to the south of Stockton on Tees town centre, accessed off the A66. Preston Farm Industrial Estate comprises a mixture of warehouse, industrial, retail warehouse and trade counter uses as well as car showroom operators. Occupiers in the immediate vicinity include Mitre Plastics, Suttons Tankers, Alphagraphics, Mercedes Benz, Porsche and Citroen.

ENERGY PERFORMANCE CERTIFICATE

EPC rating of E-110.

SERVICES

We understand that the property benefits from all mains services. Interested parties are to satisfy themselves in this regard.

PLANNING

Interested parties are advised to make their own enquiries of the local planning authority (Stockton on Tees Borough Council).

RATEABLE VALUE

The property will require reassessment on occupation.

TERMS

The property is offered 'To Let' on terms to be agreed. Alternatively, a freehold sale may be considered.

VAT & LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact the sole agents CBRE.

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SUBJECT TO CONTRACT Disclaimer: CBRE Limited, February 2020

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