



TO LET – High Spec Offices

Sopwith Close, Boeing Way, Preston Farm, Stockton on Tees TS18 3TT
Approx. 223 m² (2,400 sq ft) to 446 m² (4,800 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Sopwith House is located on the established and popular Preston Farm Business Park, Stockton on Tees. It forms one of the main business locations for the Teesside conurbation and houses a number of local, national and international occupiers.

Stockton Town Centre is approx. 1 mile distant, Darlington approx. 12 miles and Middlesbrough 4 miles. Access to the scheme can be gained via Concorde Way which is a short distance from the A66(T) providing a direct link to the A1(M) to the west and A19(T) to the east.

DESCRIPTION

The premises provide high quality office accommodation in a business park environment. The premises include:

- Suspended ceilings
- Raised access flooring
- Air-conditioning
- LED lighting
- Kitchen facilities
- Carpets
- WC including disabled WC
- Generous car parking provisions

ACCOMMODATION

We are advised that the offices provide the following net internal areas:

Ground Floor	223 m ²	(2,400 sqft)
First Floor	223 m ²	(2,400 sqft)
TOTAL	446 m²	(4,800 sqft)

TRANSPORT

- Eaglescliffe Train Station – 6 mins (London 2 1/2 hours)
- Teesside International Airport – 11 mins
- Darlington Train Station – 25 mins
- A19 – 4 mins
- A1M – 25 mins

TERMS

The premises are available To Let by way of a new lease for a term to be agreed on effective full repairing and insuring terms.

Ground Floor: £25,000 per annum plus vat.

First Floor: £25,000 per annum plus vat.

RATING ASSESSMENT

Assessed at £32,000. We recommend that interested parties contact the local rating authority directly to discuss.

ENERGY PERFORMANCE CERTIFICATE

C(61)

VIEWING

Strictly through the agents Connect Property North East:

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