



FOR SALE / TO LET

Modern Office Building

6 Innovation Court, Yarm Road, Stockton on Tees TS18 3DA

- Established Business Park Location
- Excellent Road Links
- Detached 2 storey building
- Visibility from A66(T)
- Large Car Parking Allocation
- Approx. 292 m² (3,144 sq ft)
- **Offers in excess of £375,000**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Innovation Court is located just off Yarm Road in close proximity to the established and popular Preston Farm Business Park, Stockton on Tees. It forms part of 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 Innovation Avenue which links directly to Yarm Road and from there directly to the A66(T) and the regional road network beyond.

SPECIFICATION

- LED Lighting
- Double Glazed Windows
- Suspended Ceilings
- Carpet Tile Flooring
- Air Conditioning
- Gas Central Heating
- Male, Female & Accessible WC
- Kitchen
- 16 Car Parking Spaces
- Rear Yard for Storage / Expansion

The property is designed to allow for the ground and first floor to be split and sub-let independently if desired.

ACCOMMODATION

The office has the following approximate Net Internal Areas:

Floor	Size
Ground Floor	133 m ² (1,432 sq ft)
First Floor	159 m ² (1,712 sq ft)
Total	292 m² (3,144 sq ft)

TERMS

The building is available For Sale on a long-leasehold basis (999 year lease from 16 December 2004) with offers invited in excess of £375,000 plus vat. The building is available To Let by way of a new FRI lease for a term of years to be agreed at an asking rent of £35,000 plus vet per annum.

SERVICE CHARGE

There will be a service charge for the upkeep and services provided in common parts of the estate currently operating at £1,250 plus vat per annum.

RATING ASSESSMENT

We are advised the suites are assessed for Rating purposes at £21,750. We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

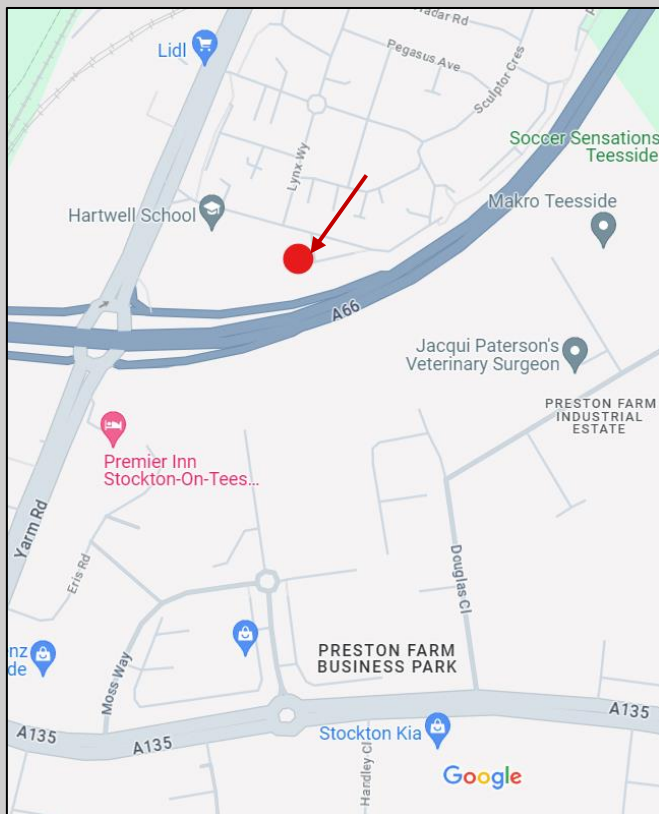
ENERGY PERFORMANCE CERTIFICATE

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VIEWING

Tim Carter **ddl:** 01642 704930

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