



TO LET / FOR SALE

High Specification Office Building, 16 Falcon Court, Preston Farm Business Park TS18 3TU
From approx. 511 m² (5,500 sq ft) to 1,022 m² (11,000 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Preston Farm Business Park is one of Teesside's premier business locations situated adjacent to the A66 Trunk Road which links with the A19 and A1(M). Teesside International Airport is approximately 7 miles to the west and the East Coast Railway mainline approximately 10 miles to the west at Darlington.

The premises are prominently situated on A135 Bowsfield Lane which forms part of the Thornaby Bypass, providing a direct link to Stockton Town Centre from Preston Farm and Ingleby Barwick.

DESCRIPTION

The building comprises a ground and first floor self-contained 2 storey office building finished to an excellent specification. The office provides a mixture of open-plan and partitioned modern office accommodation.

SPECIFICATION

- ° Air Conditioned
- ° Suspended Ceilings with Led Lighting
- ° Open Plan
- ° Raised Floors
- ° DDA Compliant
- ° Generous Car Parking
- ° Wired for Power and Data
- ° Meeting Room

ACCOMMODATION

We are advised the property provides the following approximate Net Internal Areas:

from 511 m² (5,500 sq ft) to 1,022 m² (11,000 sq ft)

CAR PARKING

Extensive unrestricted onsite car parking.

TERMS

The suite is available by way of a new lease for a term of years to be agreed at an asking rent of £12 per sq ft per annum plus vat.

Alternatively available For Sale on a Long-leasehold basis (999 years from 2018) with offers invited in the region of £975,000 plus vat.

RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority, we are informed that the premises will need to be split and reassessed for rating purposes but the estimated RV is at £76,000.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

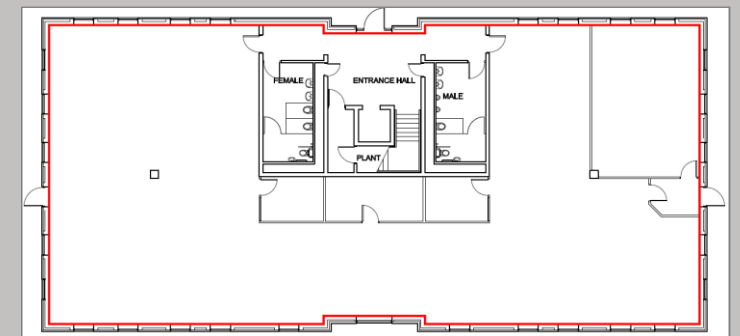
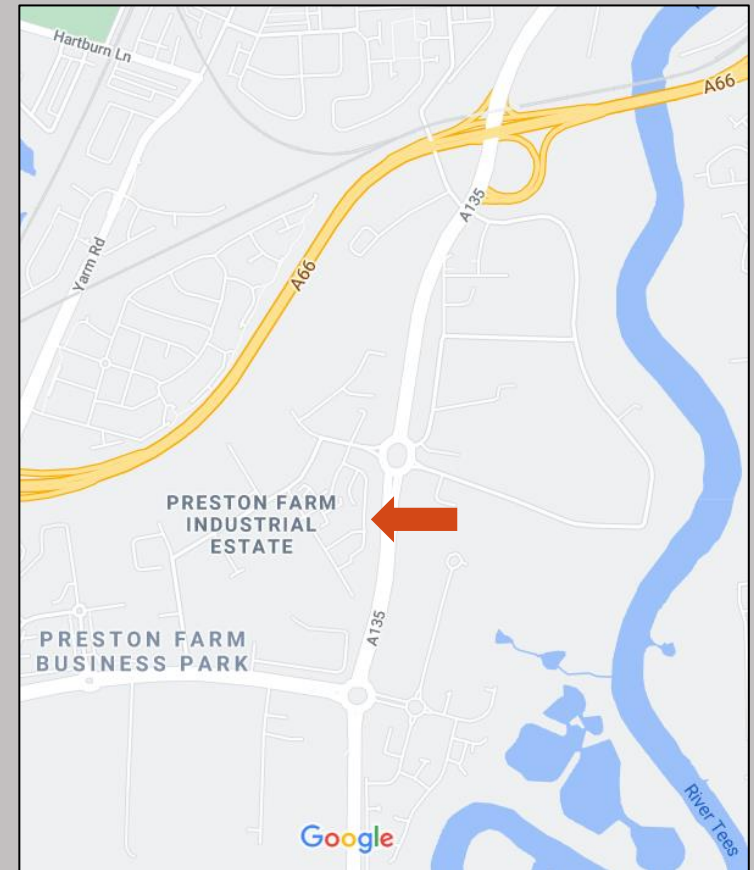
VIEWING

Strictly through the agents

Tim Carter

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