

**CARBURY HOUSE, PRESTON FARM BUSINESS PARK,
STOCKTON-ON-TEES, TS18 3TB**
GROUND FLOOR OFFICE 3,450 SQ FT WITH 15 CAR PARKING SPACES
TO LET



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THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The premises are prominently situated fronting Concorde Way, the principal highway through Preston Farm Business Park.

Preston Farm Business Park is one of Teesside's principal locations that has experienced an unprecedented amount of development in recent years.

The location benefits from excellent connectivity being adjacent to the A135 which provides access to the region's other principal highways, the A66, A19 and A1(M) as well as Teesside International Airport, Darlington and Middlesbrough.

DESCRIPTION

The property comprises a ground floor office that is predominantly open plan with glazed partitioning creating several smaller offices areas. The unit benefits from integrated storage, kitchen/staff break out area and parking externally for 15 vehicles (3 being EV chargers).

The interior has been exceptionally re-fitted and provides an attractive communal reception area and staff facilities.

The building provides the following specifications:

- Air conditioning
- Under floor and perimeter trunking
- Fully carpeted
- Floor to ceiling height 2.6m
- High quality finishes throughout
- 3 EV Chargers

ACCOMMODATION

The property has been measured and comprises the following NIA area:

Ground Floor	321 sq m	3,457 sq ft
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CAR PARKING

Externally, there are 15 car parking spaces with 3 being EV chargers. This provides a parking ratio of 1:230 sq ft.

PROPOSED TERMS

The suite is available to let by way of a new effective FRI lease for a term of years to be agreed at £45,000 per annum plus VAT.

SERVICE CHARGE

The annual service charge on account is £4.91 per square foot.

VAT

The property is elected for VAT.

RATING ASSESSMENT

The property has a rateable value of £27,500. Interested parties should contact Stockton Borough Council for the precise rates payable

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ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

VIEWING

For further information please contact:

Thomas Stevenson

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Stockton on Tees, TS18 3TA

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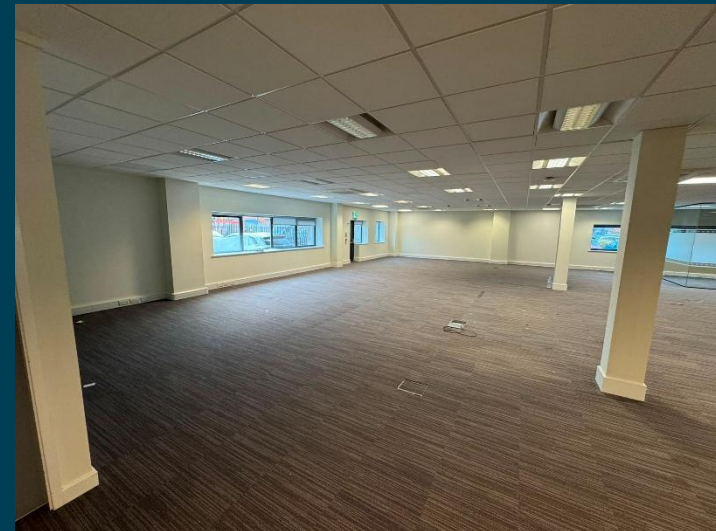
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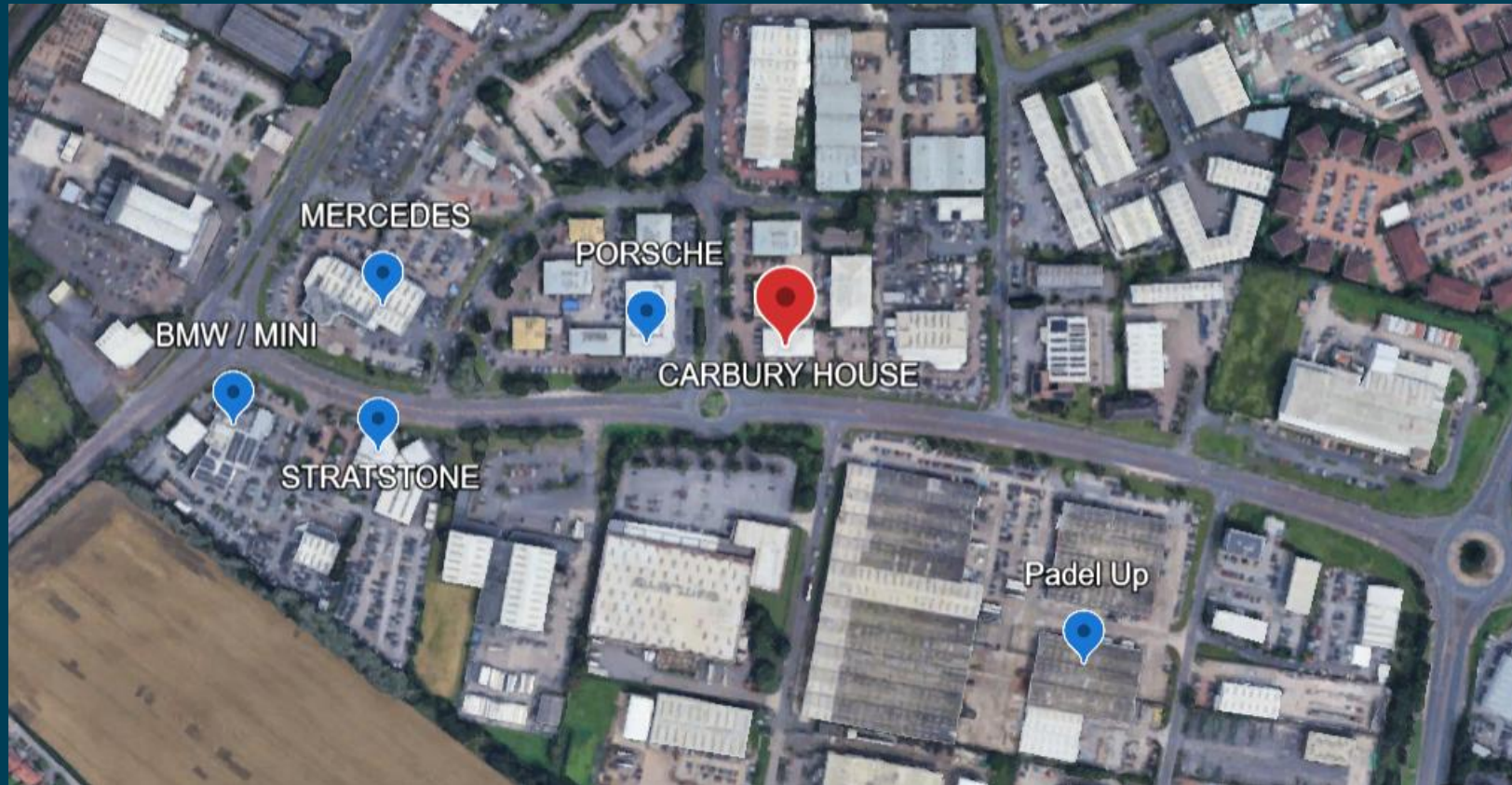
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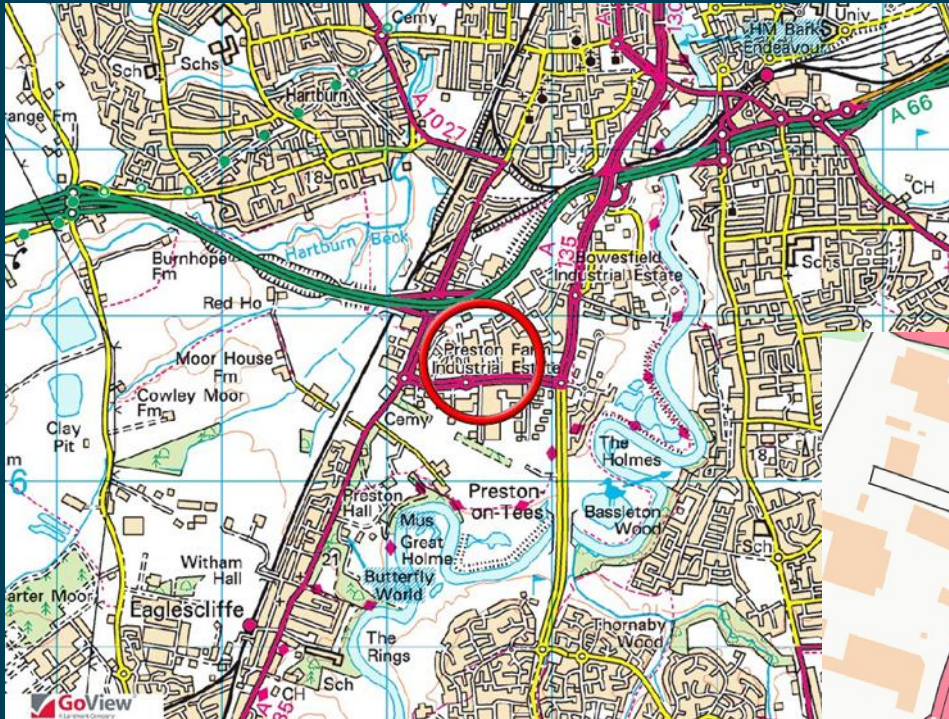
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