



TO LET

Industrial / Warehouse Unit

1E Opus Park, Lockheed Close, Preston Farm Business Park, Stockton-On-Tees
TS18 3BP

- PROMINENT SITE ON CONCORDE WAY
- ADJACENT TO HOWDENS & KIA DEALERSHIP
- EXCELLENT TRANSPORT LINKS
- 2 LOADING DOORS
- STAFF & OFFICE FACILITIES
- FREEHOLD

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Connect Property North East

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LOCATION

The property is located on the Preston Farm Business Park, Stockton on Tees and benefits from excellent connection to the North East road network being located just off the A66 and providing excellent access to the A19.

The building sits within Opus Park with nearby occupiers that include KIA, Porsche, MKM Builders Merchants, Howdens Joinery, Audi, BMW, Caterpillar and James Burrell Builders Merchants.

Stockton on Tees itself is located approximately 35 miles to the south of Newcastle, 13 miles east of Darlington and 5 miles to the west of Middlesbrough.

DESCRIPTION

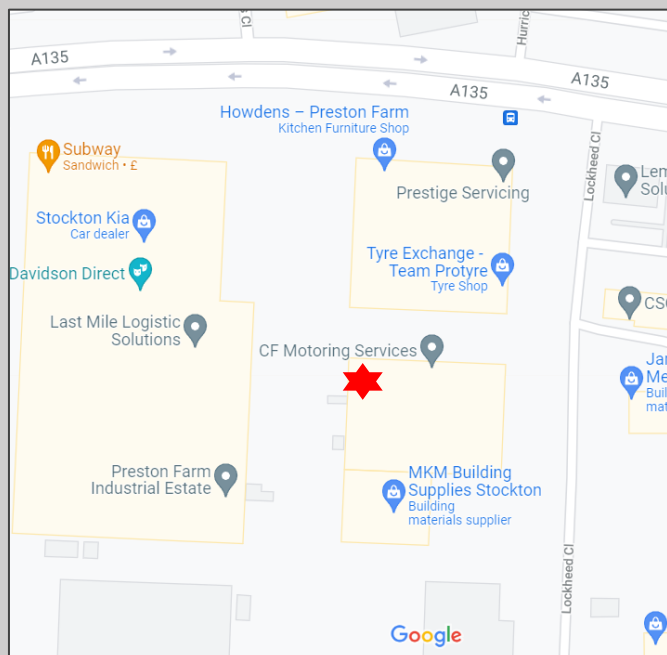
The property comprises of a modern industrial / warehouse facility of steel portal frame construction with an eaves height of approx. 6m. internally there is good quality office accommodation, kitchen and WC accommodation.

Access to the unit is via 2 sectional loading doors that provide access to an external concrete loading area and car park.

ACCOMMODATION

We are advised that the unit has the following approximate Gross Internal Areas:

Warehouse	582 sq m	(6,265 sq ft)
Workshops	63 sq m	(678 sq ft)
Office / Staff	70 sq m	(753 sq ft)
TOTAL	715 sq m	(7,696 sq ft)



TERMS

The unit is available To Let at a commencing rent of £43,200 plus vat per year.

BUSINESS RATES

We recommend that all interested parties contact the Local Authority to establish the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D (94). A full copy is available upon request.

VIEWING

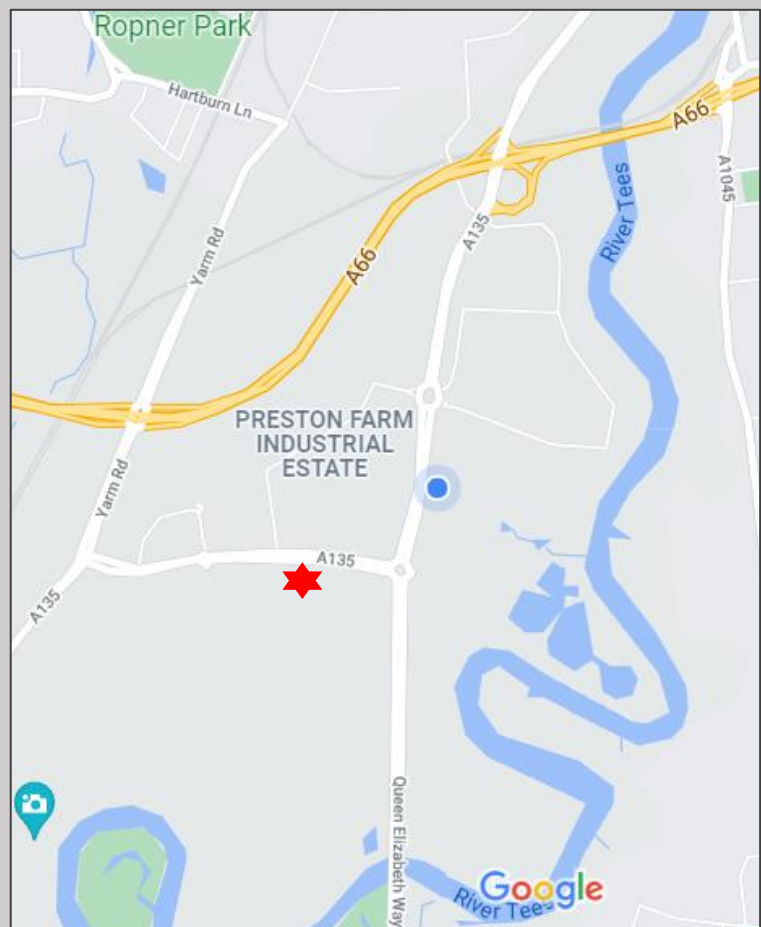
Strictly through the joint agents Connect Property North East:

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