



TO LET

Industrial / Warehouse Unit

1B 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
- 5M EAVES
- RACKED WAREHOUSE
- FIRECOURT YARD + PARKING
- **Approx 21,000 sq ft**

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Connect Property North East

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Preston Farm Business Park

Stockton on Tees

TS18 3DB

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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

Racked trade counter unit with clear span warehousing plus single storey office/trade counter accommodation. The warehouse benefits from concrete floors, high bay lighting, gas fired space heaters and a minimum eaves height of 5m rising to 7.1m at the apex. There are vehicle access doors to the warehouse, each 4.9M h x 4M w. The offices are finished with carpets, suspended ceilings with integrated lighting WC and canteen facilities.

Externally there is forecourt yard with additional parking off the estate road.

ACCOMMODATION

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

Warehouse	1,724 sq m	(18,556 sq ft)
Office / Staff	227 sq m	(2,444 sq ft)
TOTAL	1,951 sq m	(21,000 sq ft)



TERMS

The unit is available To Let with an asking rent of £75,000 per annum plus vat.

BUSINESS RATES

The property is currently listed as a warehouse and premises and is assessed as follows:

Rateable Value: £58,500

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is D (80). A full copy is available upon request.

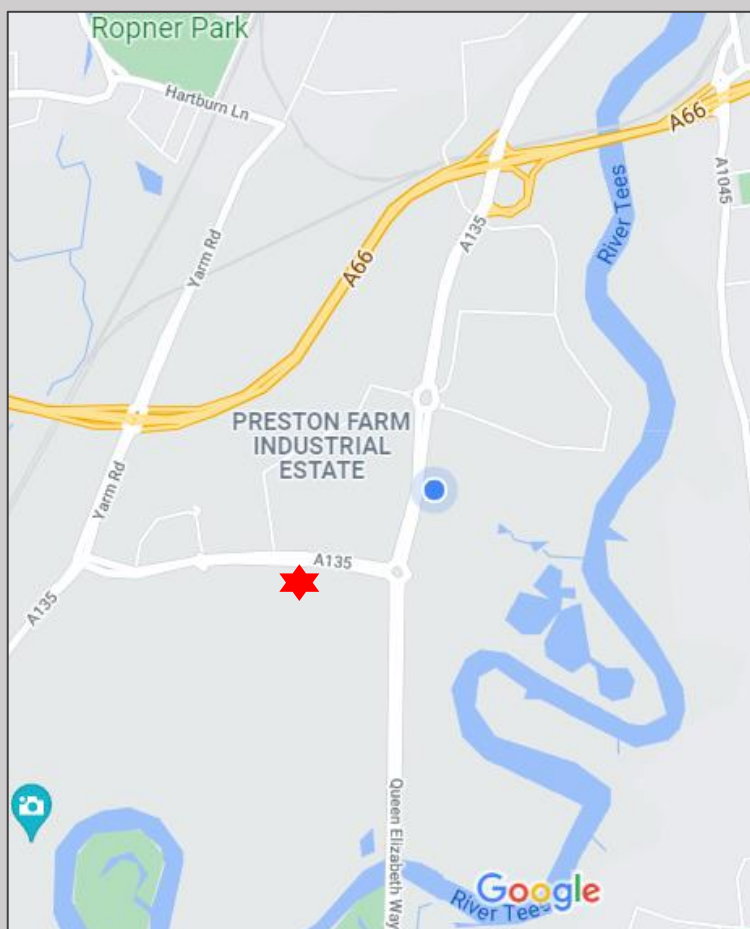
VIEWING

Strictly through the joint agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk

Or Joint Agent Chris Wright chrisw@omeeto.co.uk



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