

To Let



Carbury House

Preston Farm Business Park, Stockton, TS18 3TB

 **naylors**

To Let

Ground Floor Office Suite

3,457 Sq. Ft (321 Sq M)

- New Lease Available
- Attractive Fit Out
- 15 Car Parking Spaces
- Air Conditioning



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.

Accommodation

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

Ground Floor 3,457 sq ft (321 sq m)

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

There is a service charge payable. More information to be provided on request.

EPC

The property has a rating of B37.

Rating Assessment

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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).





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