



TO LET

Modern Office Suite

Halifax House, Falcon Court, Preston Farm, Stockton on Tees TS18 3TU

- Established Business Park Location
- Excellent Road Links
- Detached 2 storey building
- Open Plan
- Onsite Greggs and Cafe
- Unrestricted Car Parking
- Approx. 42.76 Sq m (460 Sq ft)
- Flexible Lease Terms

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Connect Property North East

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LOCATION

Falcon Court is located on the established and popular Preston Farm Business Park, Stockton on Tees. It forms one of the main business locations for the Teesside conurbation and houses several local, national and international occupiers.

Stockton Town Centre is approx. 1 mile distant, Darlington approx. 12 miles and Middlesbrough 4 miles. Access to the scheme can be gained via the A135 which links directly to the A66(T) and from there to the A1(M) to the west and A19(T) to the east.

Falcon Court is a vibrant out-of-town business park with onsite facilities that include a children's day crèche, dentist, cafes and beauty salon.

DESCRIPTION

The suite comprises a first-floor open plan office with suspended ceilings, perimeter trunking for power & data, Cat II lighting, communal reception and WC accommodation.

ACCOMMODATION

We are advised that the suite has the following approximate Net Internal Area:

Floor	Size
1st Flr	42.76 m ² (460 sq ft)

TERMS

The suite is available To Let by way of a new lease at a commencing rent of £550 plus vat per month exclusive. The rent includes service charge, electricity, gas, water and common area cleaning/maintenance.

RATING ASSESSMENT

We are advised that businesses that qualify for Small Business Rate Relief will be exempt for paying rates for this suite. However, we recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

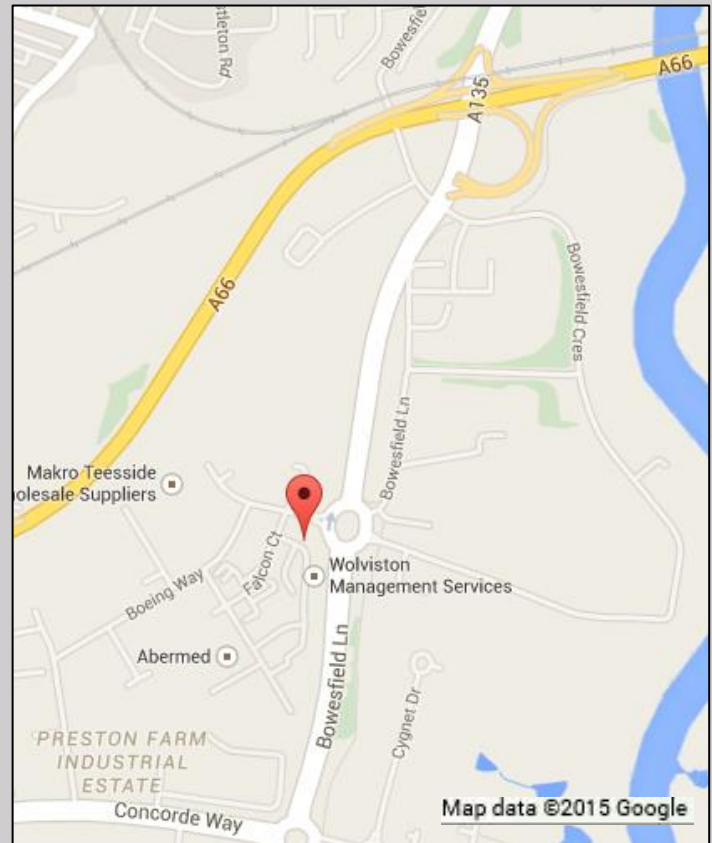
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VIEWING

Strictly through the agents Connect Property North East:

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