



TO LET

Office Suite

Wallace House, Falcon Court, Preston Farm, Stockton on Tees TS18 3TX

- Established Business Park Location
- Excellent Road Links
- Detached 2 storey building
- Refurbished
- Onsite Greggs and Cafe
- Unrestricted Car Parking
- Approx. 102 m² (1,106 sq ft)
- **BUSINESS RATES EXEPTMT FOR QUALIFYING BUSINESSES**

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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 premises comprise 2-storey open plan office accommodation with suspended ceilings, recessed lighting, carpets, reception and WC accommodation.

ACCOMMODATION

We are advised that the suites have the following approximate Net Internal Areas:

Floor	Size
First Floor LHS	102 m ² (1,106 sq ft)

TERMS

The suites are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £9 per sq ft per annum exclusive.

RATING ASSESSMENT

First Floor LHS £9,500

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

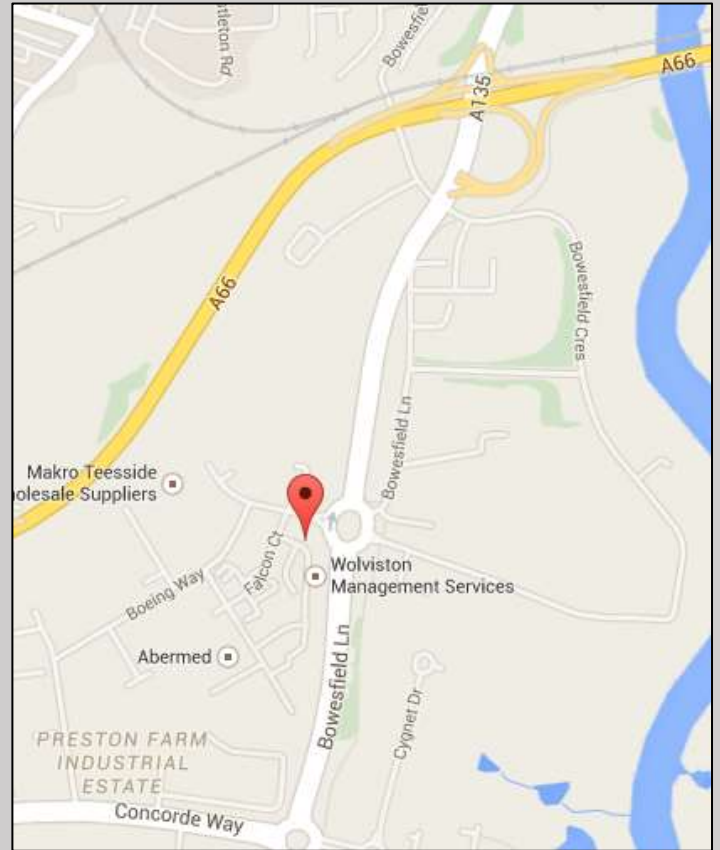
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VIEWING

Strictly through the agents Connect Property North East:

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