



TO LET

Office Suites, Viking House, Falcon Court, Preston Farm, Stockton on Tees
TS18 3TS

- Established Business Park Location
- Excellent Road Links
- Detached 2 storey building
- Refurbished
- Onsite Greggs and Cafe
- Unrestricted Car Parking
- From 102 m² (1,100 sq ft) to 339 m² (3,6500 sq ft)

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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 office premises with suspended ceilings, recessed lighting, carpets, reception and WC accommodation.

The ground floor suite has a meeting room, open plan office a separate kitchen / breakout room.

The first floor suite is a mix of open plan and cellular offices with kitchenette and meeting rooms space.

ACCOMMODATION

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

Floor	Size
Ground Floor RHS	102 m ² (1,100 sq ft)
First Floor	237 m ² (2,550 sq ft)

TERMS

The suites are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £10.50 per sq ft per annum exclusive.

RATING ASSESSMENT

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

ENERGY PERFORMANCE CERTIFICATE

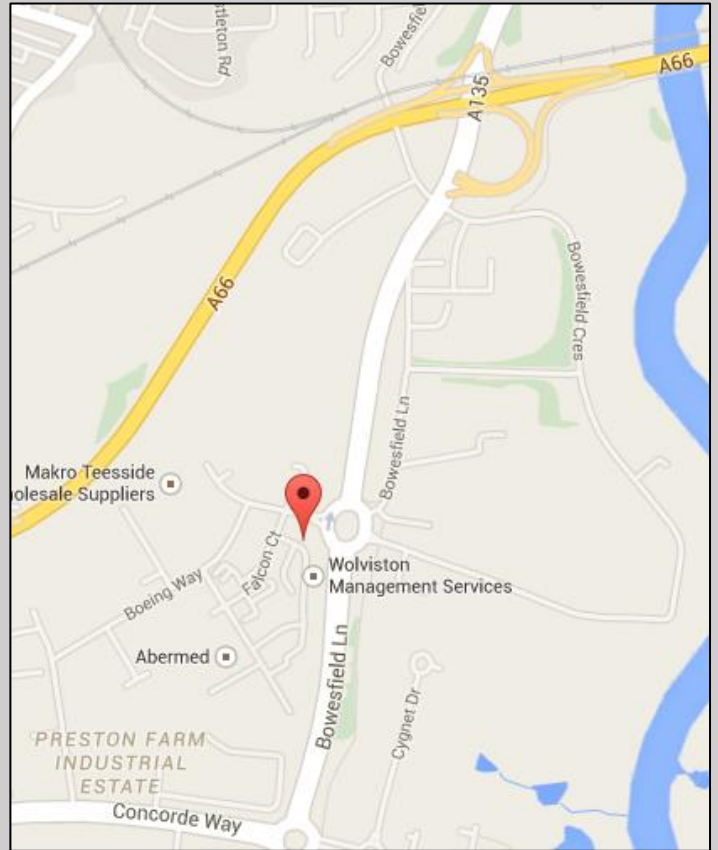
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VIEWING

Strictly through the agents Connect Property North East:

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