



TO LET

Modern Office Suites

Wellington House, Falcon Court, Preston Farm, Stockton on Tees TS18 3TS

- Established Business Park Location
- Excellent Road Links
- Detached 2 storey building
- Onsite Greggs and Cafe
- Large Car Park
- Refurbished
- Approx 60 m² (645 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 a number of 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 suites comprise modern refurbished office accommodation with suspended ceilings, LED lighting, carpets, kitchenette and WC accommodation.

ACCOMMODATION

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

Floor	Size	Rent
1 st Floor RHS	60 m ² (645 sq ft)	£1,150 pcm

TERMS

The suites are available To Let by way of a new lease for a term of years to be agreed with the rental inclusive of rent, service charge, gas, electric, water, car parking and security.

RATING ASSESSMENT

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

ENERGY PERFORMANCE CERTIFICATE

C (56)

VIEWING

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