



# TO LET

## Industrial / Warehouse Facility

Opus Park, Preston Farm Business Park, Stockton on Tees  
Approximately 10,019 sq m (107,859 sq ft)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## DESCRIPTION

The property incorporates the following specification:

- Cabin Offices
- Approximately 5M Eaves
- Large Secure Yard
- Electric Gates and Cameras
- Large Vehicle Access Doors
- Loading Access on to Handley Close
- Capacity for 12,000 racked pallet spaces



## LOCATION

The property is located on the Preston Farm Business Park, Stockton on Tees and benefits from excellent connection to the North East road network being located just off the A66 and providing excellent access to the A19.

Stockton on Tees itself is located approximately 35 miles to the south of Newcastle, 13 miles east of Darlington and 5 miles to the west of Middlesbrough.

## ACCOMMODATION

The units have the following approximate gross internal floor areas:

Units 1C and 1D	1,486 sq m	(16,000 sq ft)
Unit 3A	8,533 sq m	(91,859 sq ft)
<b>Total</b>	<b>10,019 sq m</b>	<b>(107,859 sq ft)</b>

## TERMS

The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed. Further information is available upon application.

## SERVICES

The site was previously subject to a shared electricity supply. The vendor is in the process of providing a new 380KVA power supply.

## ENERGY PERFORMANCE CERTIFICATE

The property has the following EPC Ratings.

1C and 1D -D

3A and B - C

Further information is available upon application.

## RATING ASSESSMENT

Further information is available upon application.

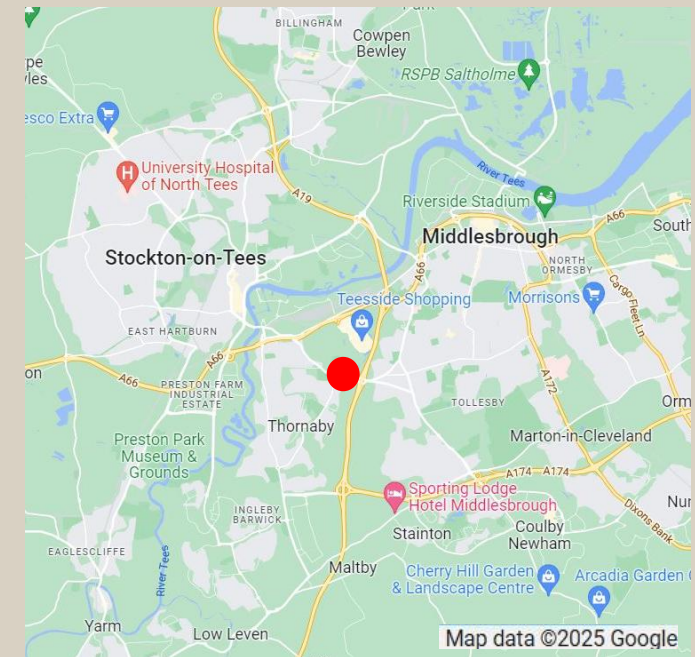
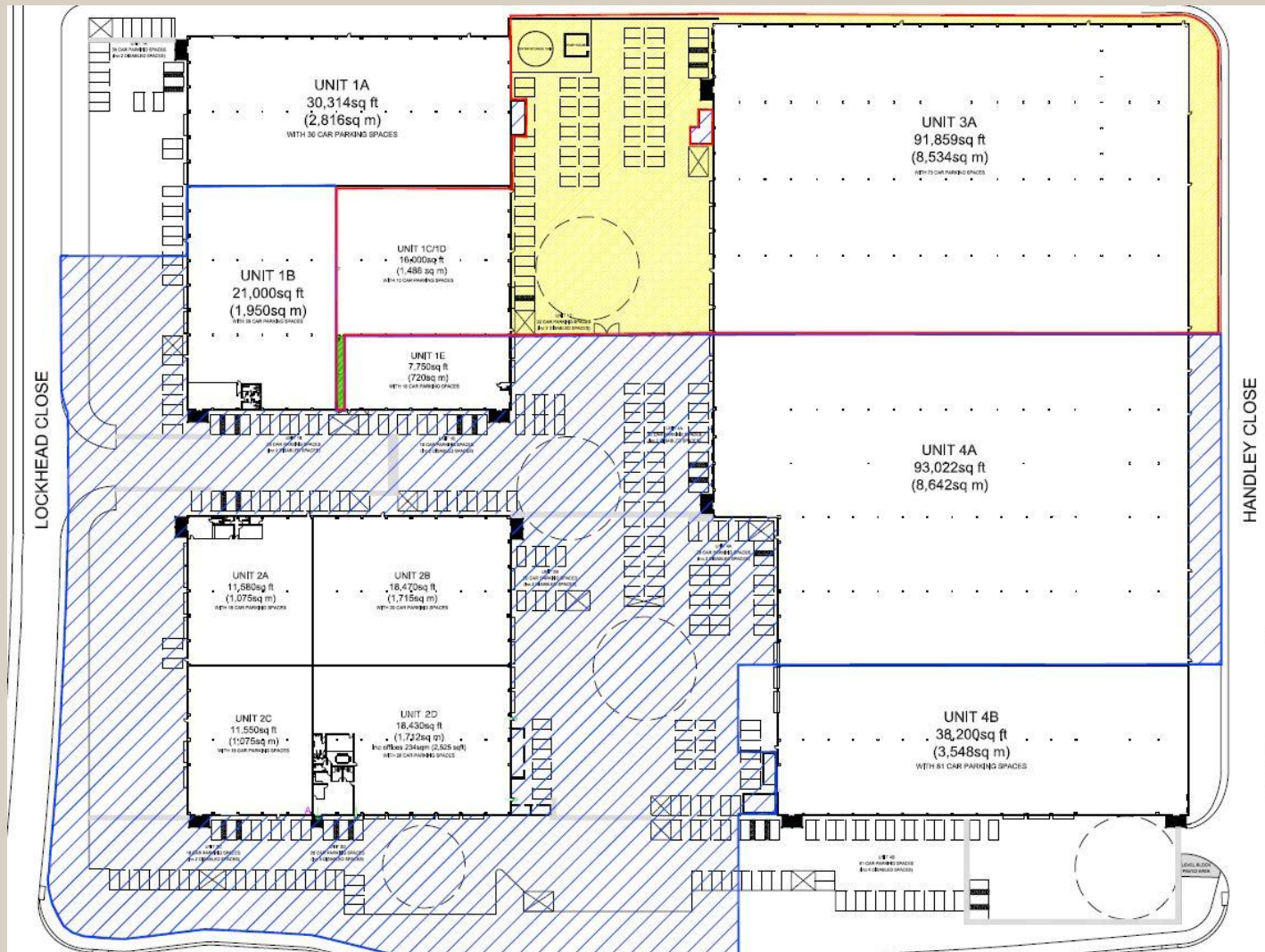
## VIEWING

Strictly through the joint agents

Connect Property North East:

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