



FOR SALE or TO LET

Modern Office Building

11 Halegrove Court, Preston Farm Business Park, Stockton on Tees TS18 3DB

- Established Business Park Location
- Excellent Road Links
- 2-Storey Self-Contained Office
- Floor Boxes for Power & Data
- Flexible Floorplates
- Dedicated Car Parking
- Approx. 141 m² (1,518 sq ft)

Contact: Tim Carter

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LOCATION

Halegrove 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.

DESCRIPTION

The premises comprise modern office accommodation finished to a high specification as follows:

- Suspended Ceilings
- Recessed LG Lighting
- Kitchenette on first floor
- Carpets
- WC Accommodation on both floors
- Gas Central Heating
- Floor Boxes and Perimeter Trunking for Power & Data
- Dedicated on Site Car Parking
- High Speed Internet Connectivity

ACCOMMODATION

Ground Floor 70 m² (753 sq ft)

First Floor 71 m² (764 sq ft)

Total 141 m² (1,518 sq ft)

TERMS

The building is available For Sale with offers invited in the region of £250,000 plus vat for the 999 year long-leasehold interest which commenced 1 January 2007.

The property is available To Let on a Full Repairing and Insuring basis for a term of years to be agreed with an asking rent of £24,000 per annum plus vat.

RATING ASSESSMENT

We are advised the Rateable Value as of 1 April 2026 is to be £16,500. However, we recommend that interested parties contact the local rating authority directly to confirm.

ENERGY PERFORMANCE CERTIFICATE

B(46)

VIEWING

Strictly through the agents Connect Property North East:

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