



Nearby Operators Include:



## TO LET – INDUSTRIAL / TRADE COUNTER UNIT

Unit 1 Hurricane Court, Concorde Way, Preston Farm Industrial Estate,  
Stockton on Tees TS18 3TL  
*Approx. 365 m<sup>2</sup> (3,940 sq ft)*

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Located on Preston Farm Business Park, one of Teesside's premier trading estates benefiting from prominent visibility to Concorde Way, the main Spine Road through the development.

Lying just off the A66, excellent access is available to the A19, A1(M) and national road network. Middlesbrough lies 5 miles to the east, Darlington 13 miles west and Newcastle upon Tyne 35 miles north. The region has access to major ports at Teesside and Newcastle and two international airports at Teesside and Newcastle.

## DESCRIPTION

The premises are of clear span steel portal frame construction with brick and blockwork walls to low level and insulated profile metal sheet cladding above and to the roof. The roof is interspersed with translucent roof light panels and has an effective eaves height of approx. 5.5m to the haunch rising to approx. 6.6m at the apex.

Access to the warehouse is via 2 up and over loading door of approx. 4m wide and 4.5m high at the front and rear of the building.

Internally, the premises have LED lighting throughout, a mixture of ground and first floor offices, kitchen and WC facilities.

## ACCOMMODATION

### Unit 1

Warehouse	185 m <sup>2</sup>	(1,991 sq ft)
GF Office	90 m <sup>2</sup>	(969 sq ft)
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<b>Total</b>	<b>365 m<sup>2</sup></b>	<b>(3,940 sq ft)</b>

## TERMS

Available To Let by way of a new Full Repairing and Insuring leases for a term of years to agreed. The asking rent is as follows:

Unit 1 – £27,500 per annum plus vat

An Estate Service Charge will also be payable with further details available upon request.

## RATING ASSESSMENT

Reassessment will be required, and we recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Available asap

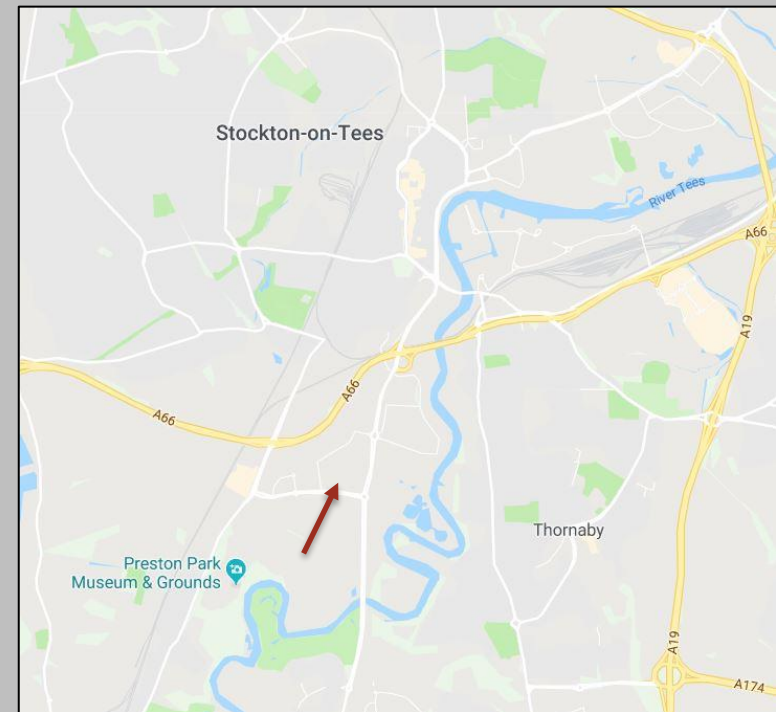
## VIEWING

Strictly through the agents

## Tim Carter

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