



TO LET

Modern First Floor Office Suite

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

- Established Business Park Location
- Excellent Road Links
- First Floor Suite
- Recently Refurbished
- Floor Boxes for Power & Data
- Flexible Floorplate
- Dedicated Car Parking
- Approx. 60 m² (650 sq ft)

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East
www.cpne.co.uk

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 comprises open plan office accommodation finished to a high specification as follows:

- Suspended Ceilings
- Kitchenette
- Recessed Lighting
- Carpets
- Dedicated WC Accommodation
- Gas Central Heating
- Powder Coated Metal Framed Double Glazed Windows
- Floor Boxes and Perimeter Trunking for Power & Data
- Dedicated On Site Car Parking
- High Speed Internet Connectivity

ACCOMMODATION

The first-floor suite is approximately 60m² (650 sq ft).

TERMS

The suite is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £12,000 per annum plus vat. The rent includes utilities, service charge and building insurance.

RATING ASSESSMENT

The property is to be reassessed for Rating purposes on a floor-by-floor basis

VALUE ADDED TAX

References to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offers received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'B' (45).

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk

