



**TO LET**

High Specification Office Suite, 15 Falcon Court, Preston Farm Business Park TS18 3TU  
*Approx. 494 m2 (5,317 sq ft)*

**CONNECT** NORTH EAST  
**PROPERTY**  
**01642 602001**

## LOCATION

Preston Farm Business Park is one of Teesside's premier business locations situated adjacent to the A66 Trunk Road which links with the A19 and A1(M). Teesside International Airport is approximately 7 miles to the west and the East Coast Railway mainline approximately 10 miles to the west at Darlington.

The scheme is prominently situated on A135 Bowsfield Lane which forms part of the Thornaby Bypass, providing a direct link to Stockton Town Centre from Preston Farm and Ingleby Barwick.

## DESCRIPTION

The property comprises a self-contained 2 storey office building finished to an excellent specification. The office provides a mixture of open-plan and partitioned modern office accommodation set in landscaped surroundings.

## SPECIFICATION

- ° Air Conditioned
- ° Suspended Ceilings
- ° Open Plan
- ° Raised Floors
- ° DDA Compliant
- ° Generous Car Parking
- ° Wired for Power and Data
- ° LED Lighting
- ° Meeting Room

## ACCOMMODATION

We are advised the property provides the following approximate Net Internal Areas:

Ground Floor	494 m <sup>2</sup>	(5,317 sq ft)
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## CAR PARKING

Extensive unrestricted onsite car parking.

## TERMS

The ground floor suite is available To Let for a term of years to be agreed at a commencing rental of £13 per sq ft per annum plus vat.

## RATING ASSESSMENT

The building needs to be split and reassessed on a floor-by-floor basis, and we are informed that the suite will be assessed at approx. £48,500.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

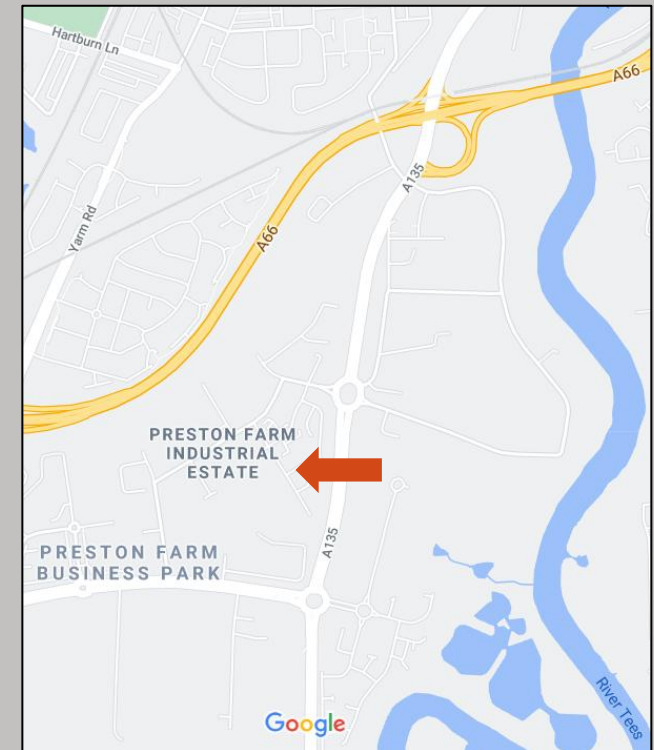
## VIEWING

Strictly through the agents

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