

Modern Industrial Hybrid Unit

Unit 2 Westland Way, Preston Farm Business Park, Stockton on Tees TS18 3TG

- Prominent Position
- Hybrid Unit
- Ground Floor Workshop/Stores & 1st Floor Office
- New Lease Available
- **approx. 1,850 sq ft**
- High Specification Offices
- New Build

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LOCATION

The premises are 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 unit is of brick & blockwork construction with a clad pitched roof. Access is via an electrically operated roller shutter loading door (3m high x 3m wide) to the workshop plus a separate office / pedestrian door.

The ground floor workshop is open plan plus separate reception lobby and accessible WC. The first floor comprises a high-spec office with carpets, suspended ceiling, air-conditioning, LED lighting, WC and kitchen.

ACCOMMODATION

The premises has the following approximate Gross Internal Areas per unit:

Ground Floor	82 m^2	(882 sq ft)
Frist Floor	90 m^2	(968 sq ft)
Total GIA	**172 m^2**	**(1,850 sq ft)**

TERMS

The premises are available To Let by way of a new FRI lease for a term of years to be agreed at a commencing rent of £22,500 per annum plus vat.

BUSINESS RATES

To be assessed upon occupation. We recommend that interested parties make their own enquiries to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion of the build.

VIEWING

Strictly through the agents Connect Property North East:

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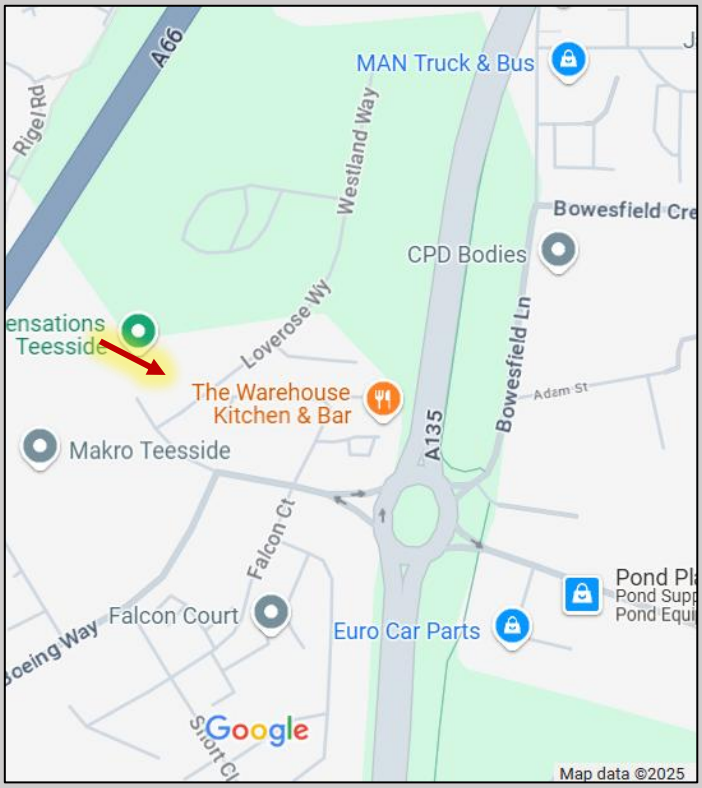

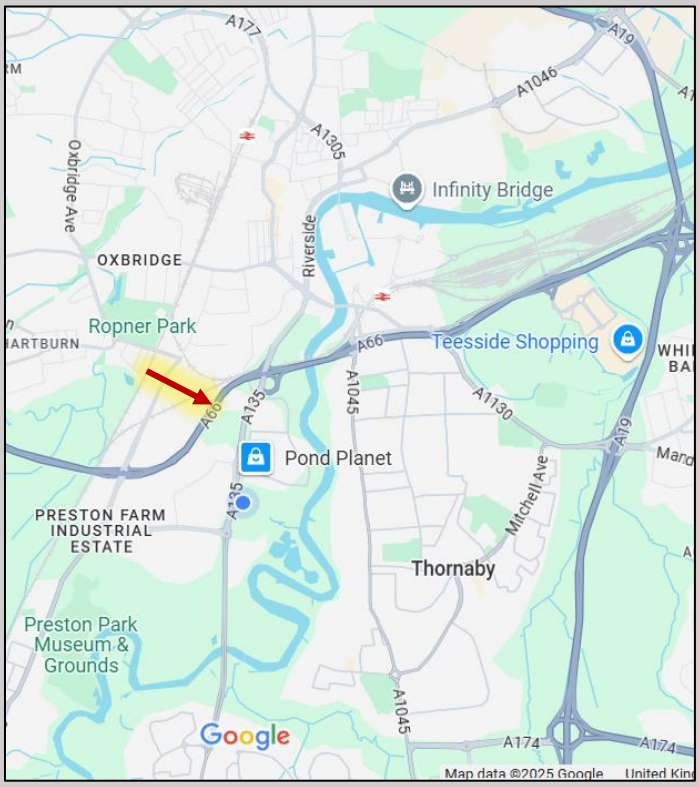

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