RETAIL / TRADE / OFFICE - NEW UNITS

CONNECT PROPERTY NORTH EAST
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TO LET

Concorde Business Centre, Concorde Way, Preston Farm Industrial Estate, Stockton-on-Tees TS18 3RB

- Prominent position and established commercial location
- Extensive car parking and excellent road links
- New units in a white box specification with glazed shop fronts
- Units from 34.9 m² (376 sq ft) to 157.4 m² (1,694 sq ft)

VIEWING – STRICTLY THROUGH THE AGENTS

Connect Property North East
Andrew Wilkinson: 01642 704932
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4 Halegrove Court, Cygnet Drive, Preston Farm Business Park, Stockton on Tees TS18 3DB

SUMMARY

- Prominent position with roadside frontage
- Extensive car parking
- Established commercial location
- Excellent road links
- Refurbished
- New units from 34.9 m² (376 sq ft) up to 157.4 m² (1,694 sq ft)

LOCATION

The premises are located close to the junction of Douglas Close and Concorde Way on Preston Farm Business Park, Stockton on Tees. The A66(T) is a short distance away and provides road links to the A1(M) to the west and the A19(T) to the east.

Concorde Business Centre houses numerous hair, beauty, aesthetic and holistic businesses. New units are being created with roadside frontage.

DESCRIPTION

The units will be handed over in a white box specification with suspended ceiling, LED lighting and glazed shop fronts. They will have mains water and sub-metered electric supply.

ACCOMMODATION

The new units will provide the approximate gross internal areas (GIA) and net internal areas (NIA) set out in the Availability Schedule overleaf, with the floor plan shown on the final page.



LEASE TERMS

The premises are available to let by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

RATING ASSESSMENT

Rateable value – to be confirmed. Interested parties should verify the rateable value and the rates payable with the Local Rating Authority.

VAT

VAT is applicable unless expressly stated otherwise.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed. A copy can be provided on request.

VIEWING

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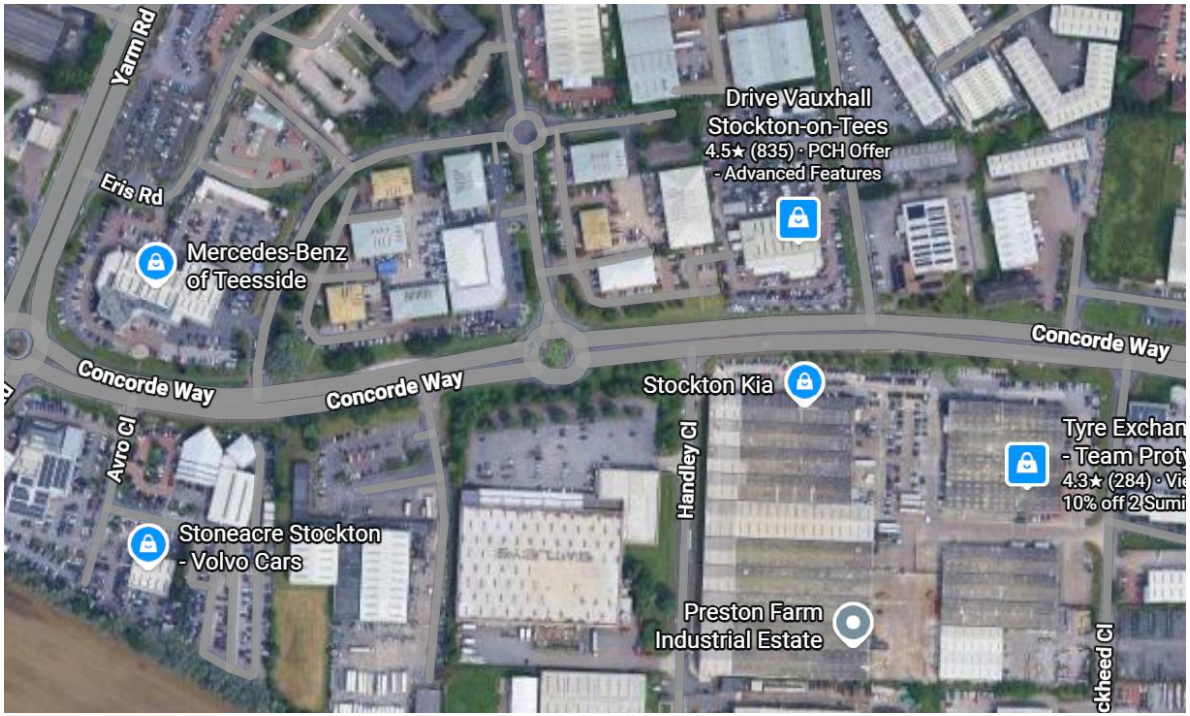
AVAILABILITY SCHEDULE

Concorde Business Centre, Concorde Way, Preston Farm Industrial Estate, Stockton-on-Tees TS18 3RB

UNIT	GIA (sq ft)	GIA (m²)	RENT (pax)	STATUS
3A	1,324	123.0	£16,000	Under Offer
4A	775	72.0	£16,500	Available
4B	376	34.9	£11,000	Under Offer
4C	721	67.0	£16,000	Under Offer
UNIT	**NIA (sq ft)**	**NIA (m²)**	**ASKING RENT (pax)**	**STATUS**
FF5	1,300	120.8	£13,000	Available
FF6	1,694	157.4	£17,000	Under Offer

GIA = approximate gross internal area; NIA = approximate net internal area. Rents are quoted per annum exclusive (pax). VAT is applicable unless expressly stated otherwise.

LOCATION PLAN AND FLOOR PLAN





Plans are indicative only and not to scale. Floor plan by Nicholson Nairn Architects (May 2026); areas shaded grey are not part of the available space. Map data © Google.

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