

Thomas : Stevenson

# To Let

## OFFICES

### DIAMOND COURT, PRESTON FARM, STOCKTON ON TEES



#### Location

The offices are located off Douglas Close which is off the main arterial route through Preston Farm Concord Way. Diamond Court is a small private development and the offices are visible from Douglas Close.

Preston Farm is a major office and business location benefitting from excellent road communications with the A66.

#### Description

The offices comprise of the ground floor suite of a two storey office building together with the rear secure car parking compound. The premises benefit from a central core providing reception and separate male and female WC accommodation. The premises benefit from a good specification built approximately ten years ago with Double Glazing, Suspended Ceiling with Category 2 lighting and heating provision. The premises have previously been occupied and some partitioning remains in situ. This could be removed to suit the occupiers needs.

The rear compound provides space for 19 car parking spaces.

#### Accommodation

The premises provide the following net internal area:

Ground Floor: 3063 sq ft (284 sq m)

Central core with W.C's.

Alternatively, the space can be split to provide the following:

Suite 1: 1808 sq ft (168 sq m)

Suite 2: 1130 sq ft (105 sq m)

#### Rating Assessment

The rateable value has not yet been separately assessed however we consider it likely that the cost will be in the order of £4.50 psf.

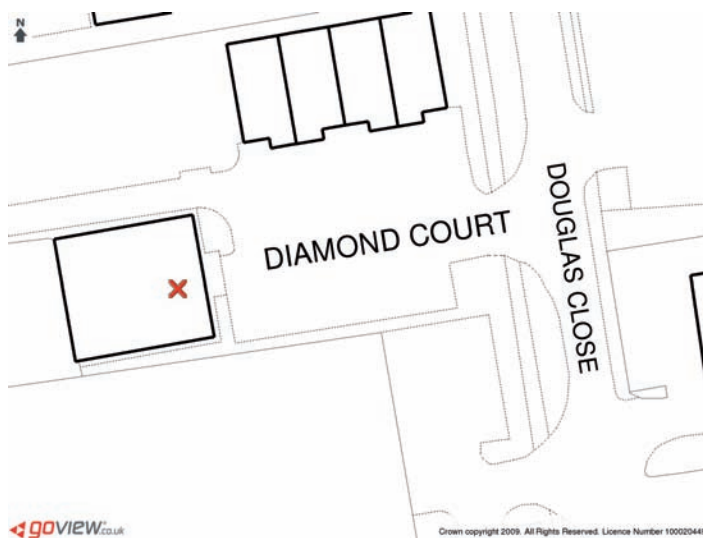
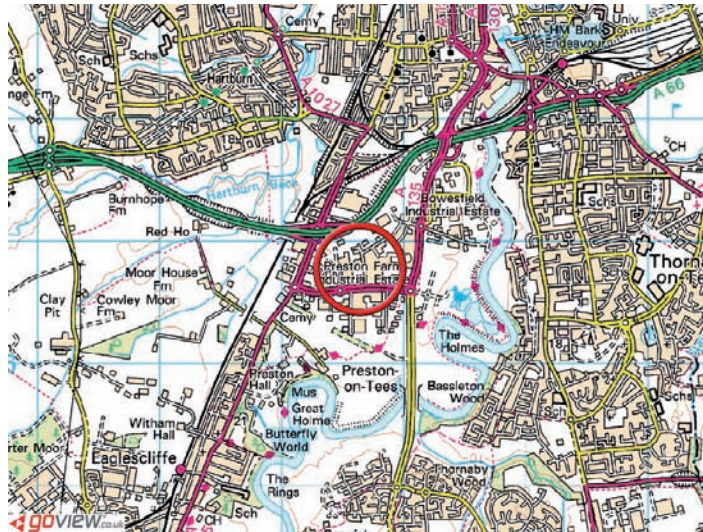
#### Tenure

The premises are available on a new lease for a term of years to be agreed at a rent of £10.50 psf. The accommodation could be split.

#### Viewing

Through sole agents Thomas : Stevenson  
01642 713303

#### Subject to Contract



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