

★ PRESTIGIOUS OFFICE ACCOMMODATION | TO LET

# Carbury House

Concorde Way  
Preston Farm Business Park,  
Stockton on Tees



**ONE FLOOR REMAINING!**  
**548sqm (5,900sq ft)**

Can be split into two suites of 2280/3620 sq ft  
39 CAR PARKING SPACES

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## Location

Preston Farm Business Park is one of Teesside's principal locations that has experienced an unprecedented amount of development in recent years.

The location benefits from excellent connectivity being adjacent to the A66 which provides access to the regions other principal highways, the A19 and A1(M) as well as Durham Tees Valley Airport, Darlington and Middlesbrough. Access has been further enhanced by completion of the Surtees junction.

## Description

The premises themselves are prominently situated fronting Concorde Way - the principal highway through Preston Farm Business Park.

The building will provide the following specification:

- Air Conditioning
- Under floor and perimeter trunking
- Platform Lift
- High Quality finishes throughout

## Rating Assessment

The premises are yet to be assessed. Prospective tenants should check the precise rates payable with the Local Rating Authority.

## Accommodation

We calculate that the premises will provide the following approximate net internal areas:

- Ground Floor 548 sq m (5,900 sq ft )
- First Floor 548 sq m (5,900 sq ft)
- Total 1096 sq m (11,800 sq ft)
- Externally, there are 39 parking spaces plus additional visitor parking.

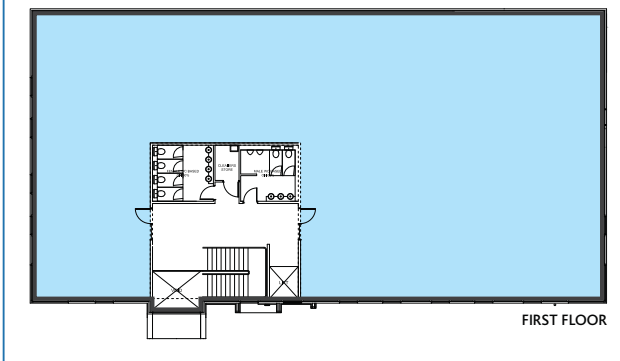
## Terms

The building is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

The premises may be let as a whole or in part. Further details are available upon request.

## Legal Costs

Each party is to be responsible for the payment of their own Solicitors fees incurred in the preparation, settling and completion of the transaction together with any VAT and Stamp Duty as appropriate.



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