

UNIT 7 WOODSTOCK COURT, BOWESFIELD CRESENT, STOCKTON, TS18 3BL

TO LET – LIGHT INDUSTRIAL UNIT WITH MEZZANINE OFFICES



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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LOCATION

The premises are located on Woodstock Court, an established industrial estate within the Bowesfield Crescent development that is a direct extension of the popular Preston Farm Business Park.

Situated on the southwestern outskirts of Stockton-on-Tees, Preston Farm is a modern business hub benefiting from excellent road links. The locality offers immediate access to the A66, providing swift connections to both the A19 and A1(M).

Occupiers on the immediate estate include Axiom Engineering Associates, Shining Monkeys, JSC Electrics, and A19 Drilling.

DESCRIPTION

The premises comprise of a steel framed mid terrace industrial unit providing workshop space at ground level with mezzanine offices above.

The unit benefits from electric roller shutter access, three phase electricity and minimum clearance height of 4.00m. Parking spaces are available immediately in front of the unit.

Please note that the landlord will not consider any motor vehicle uses.

ACCOMMODATION

The premises provide the following approximate areas

Workshop: 38.67 sq m (416 sq ft)

Workshop 43.06 sq m (463 sq ft)
(under supported floor)

WC 3.30 sq m (36 sq ft)

Mezzanine office: 46.06 sq m (463 sq ft)

Total Area: 128.09 sq m (1,384 sq ft)

PROPOSED TERMS

The premises are available to let at an asking rent of £9,000 per annum exclusive on a full repairing and insuring lease for a minimum term of 3 years.

RATING ASSESSMENT

The premises have a rateable value of £7,700. Interested parties should contact Stockton Borough Council for the exact rates payable.

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LEGAL FEES

Each party is responsible for their own legal fees in respect of this transaction.

VAT

The premises are elected for VAT and this will be payable on top of the annual rent.

VIEWINGS

Strictly by appointment through this office.

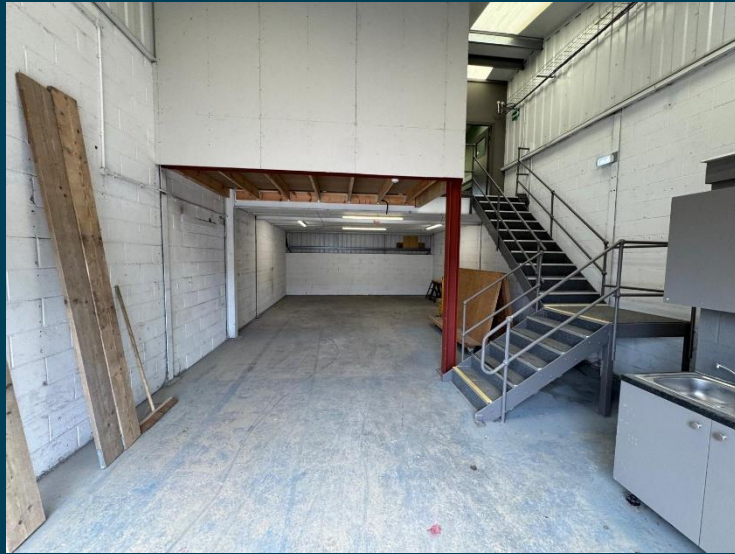
Contact Jack Robinson

01642 713303

jack@thomas-stevenson.co.uk

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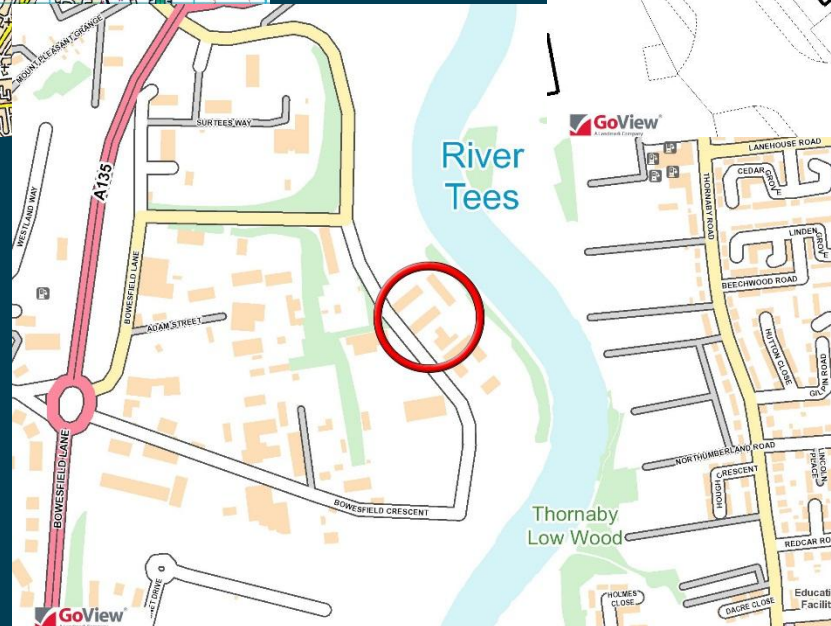
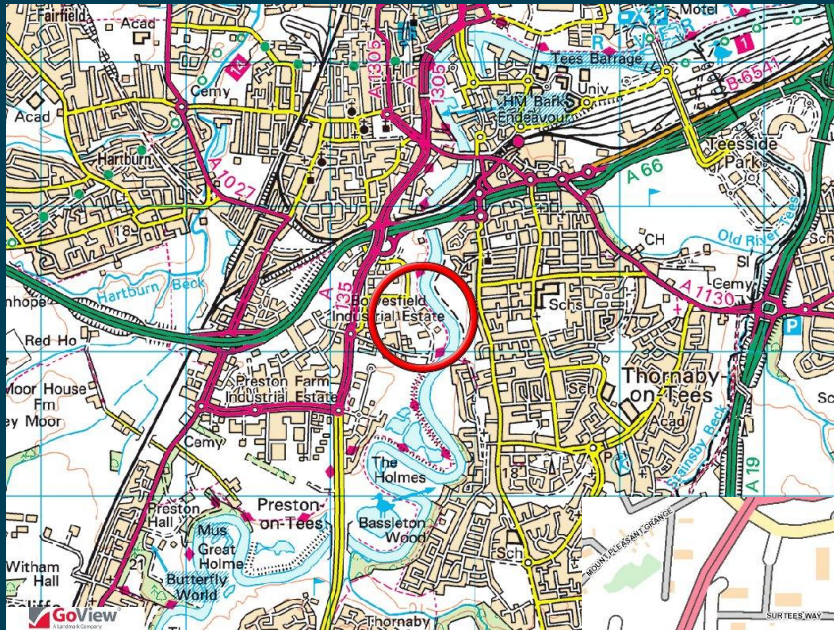
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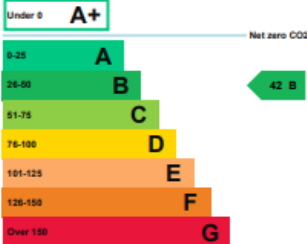
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Energy performance certificate (EPC)							
Unit 7 Woodstock Court Bowesfield Crescent STOCKTON-ON-TEES TS18 3BL	<table><tr><td>Energy rating</td><td>Valid until:</td></tr><tr><td>B</td><td>21 August 2035</td></tr><tr><td colspan="2">Certificate number: 6855-2252-8560-4700-2078</td></tr></table>	Energy rating	Valid until:	B	21 August 2035	Certificate number: 6855-2252-8560-4700-2078	
Energy rating	Valid until:						
B	21 August 2035						
Certificate number: 6855-2252-8560-4700-2078							
Property type	Offices and Workshop Businesses						
Total floor area	135 square metres						
Rules on letting this property							
Properties can be let if they have an energy rating from A+ to E.							
Energy rating and score							
This property's energy rating is B.	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.						
							
How this property compares to others							
Properties similar to this one could have ratings:							
If newly built	12 A						
If typical of the existing stock	48 B						

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