

**UNIT 4 DIAMOND COURT, PRESTON FARM BUSINESS PARK,  
STOCKTON ON TEES, TS18 3SB  
TO LET – OFFICES & STORES**



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

**www.thomas-stevenson.co.uk**

# UNIT 4 DIAMOND COURT, PRESTON FARM BUSINESS PARK, STOCKTON, TS18 3SB

## TO LET: OFFICES & STORES

### LOCATION

The property is located in a small development of 4 hybrid type units and one two storey office off Douglas Close which is off Concorde Way.

The development sits to the rear of the Vauxhall Garage. Preston Farm Business Park is the premier business location within Teesside, many businesses such as Porsche, Mercedes, Knights Solicitors, Baines Jewitt accountants are all located nearby.

The location benefits from excellent connectivity being adjacent to the A135 which provides access to the regions principal highways, the A66, A19 and A1(M) as well as Teesside International Airport, Darlington and Middlesbrough.

### DESCRIPTION

The end terrace two storey hybrid unit was built to provide ground floor workshop/warehouse accommodation with upper floor office accommodation.

The vacating tenant has re-configured the property to provide ground floor reception, offices, store with roller shutter access, canteen & kitchen, shower room and separate WC.

The first floor provides open plan office space, with several small meeting rooms, kitchenette and female & male WC.

The unit benefits from roller shutter doors, separate pedestrian access, parking for 4 vehicles and 2 external electric vehicle chargers.

There is additional parking available for 9 vehicles. The property is suitable for a variety of commercial uses subject to the necessary planning and consents.

### ACCOMMODATION

The property provides the following approximate areas:

#### Ground Floor

Offices/stores/ancillary      101.35 sq m / 1,091 sq ft

#### First Floor

Offices                              109.74 sq m / 1,181 sq ft  
WC

Total                                 211.09 sq m / 2,272 sq ft

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### **RATING ASSESSMENT**

The property has a rateable value of £16,500. Interested parties should contact Stockton Borough Council for the exact rates payable.

### **TENURE**

The property is available on a new lease for a term of years to be agreed at a rent of £16,000 per annum.

There is additional parking available for 9 vehicles at a rent of £5,000 per annum (outlined blue on the attached map).

### **VIEWING**

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact: Jack Robinson

Email: [jack@thomas-Stevenson.co.uk](mailto:jack@thomas-Stevenson.co.uk)

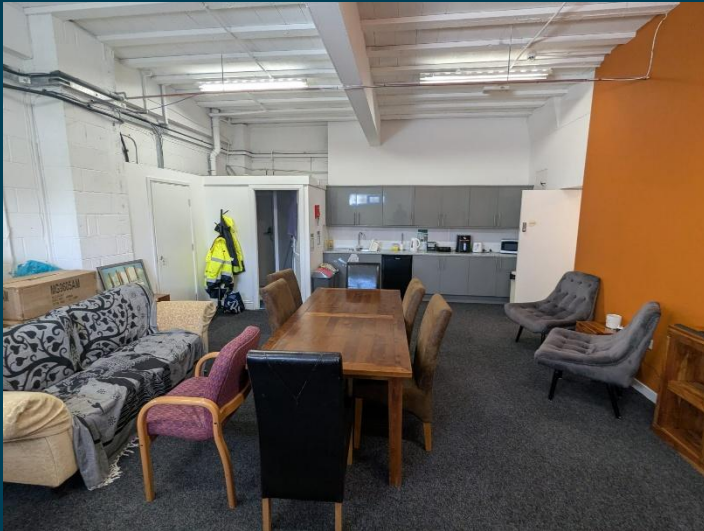
Tel: 01642 713303

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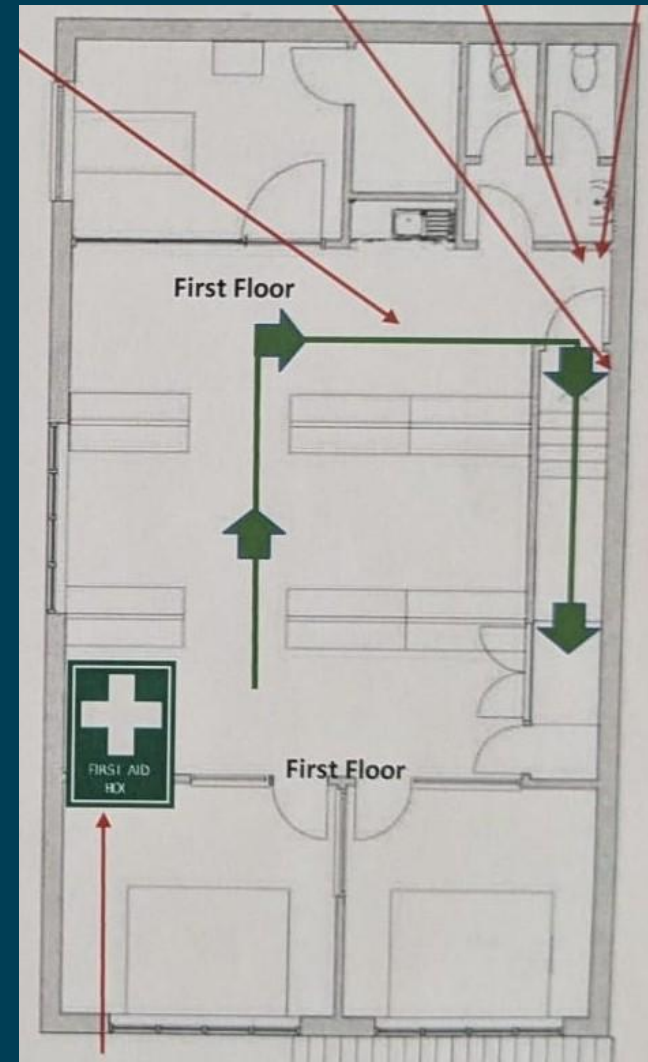
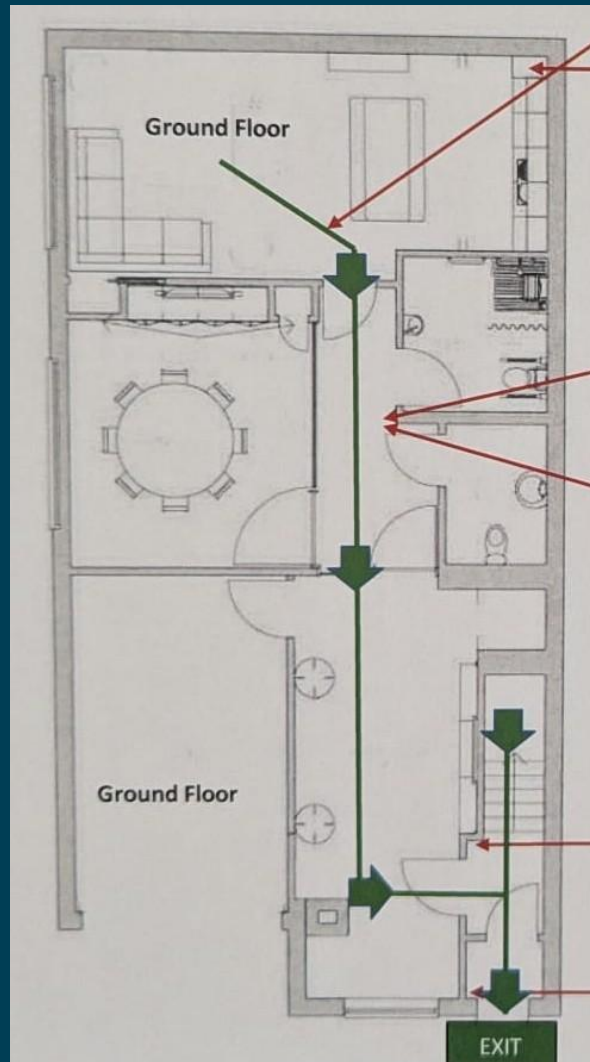
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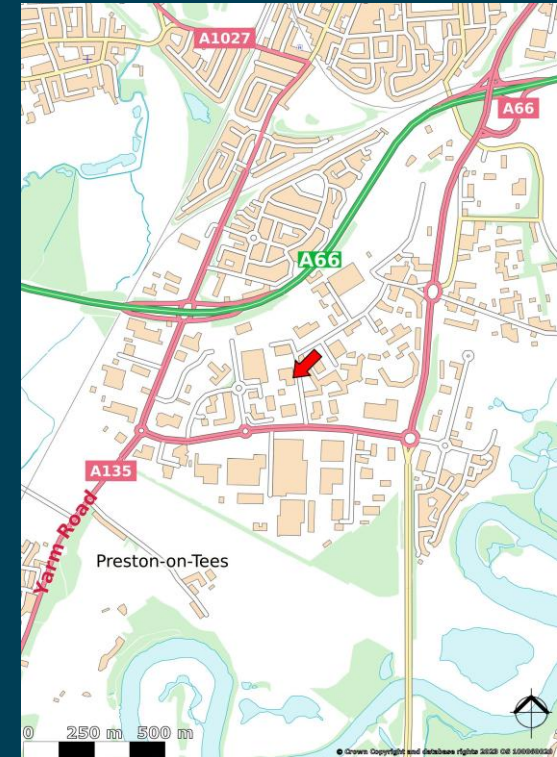
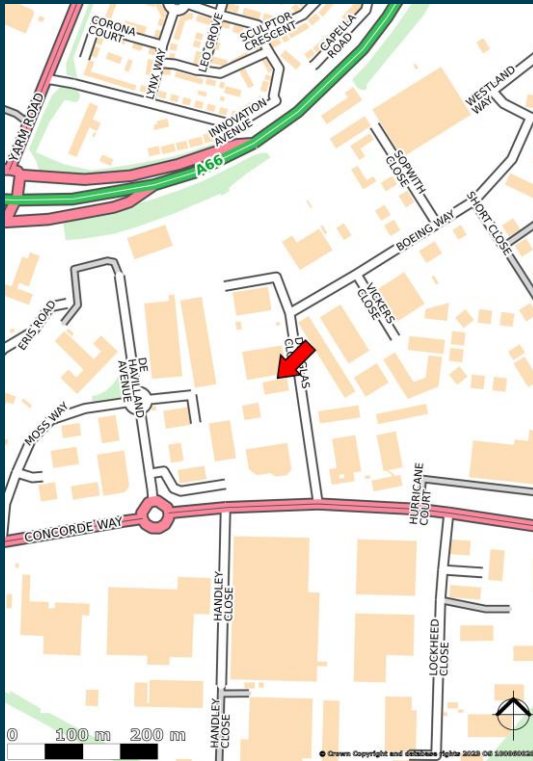


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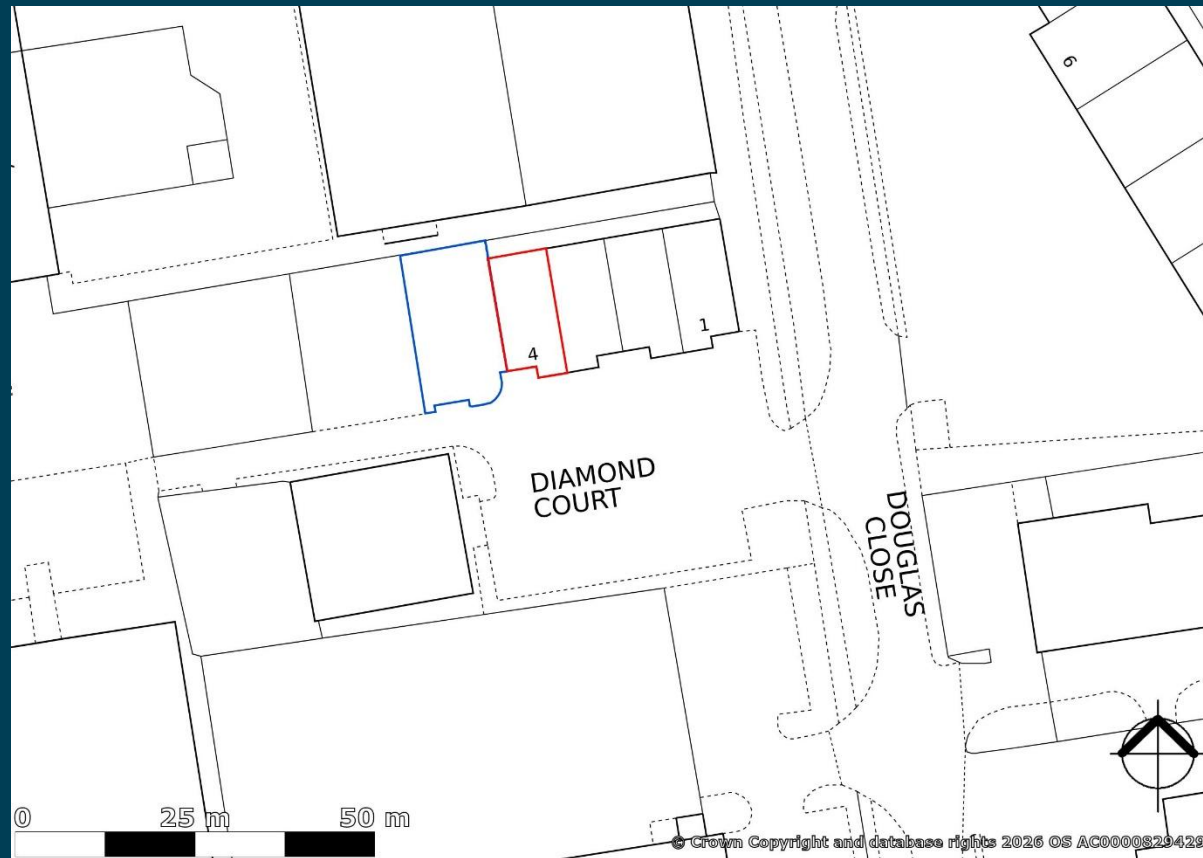


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### Energy performance certificate (EPC)

**!** This certificate has expired.

You can get a new certificate by visiting [www.gov.uk/get-new-energy-certificate](http://www.gov.uk/get-new-energy-certificate)

#### Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Ministry of Housing, Communities and Local Government (MHCLG).

[mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk)  
Telephone: 020 3829 0748

4 Diamond Court Douglas Close Preston Farm Industrial Estate STOCKTON-ON-TEES TS18 3SB	Energy rating <b>E</b>	This certificate expired on: 11 June 2022
		Certificate number: 9933-3025-0029-0000-8525

Property type: B1 Offices and Workshop businesses  
Total floor area: 234 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
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- Prices/rents quoted in these particulars may be subject to VAT in addition; and
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Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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