



## Colewood House, 1 Kingfisher Way, Stockton-on-Tees, TS18 3EX

High Specification Ground Floor Office Suite For Let by way of assignment of the existing lease £24,000 per annum plus service charges.

- Available Due to Relocation
- Located on Preston Farm Business Park
- £24,000 Per Annum with over 2 Years Remaining on the Current Lease
- Modern Ground Floor Office Suite
- High Specification and Option to Include Furnishings
- Easy access to the A66 and A19

## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 3,138 sq ft   |
| <b>Business Rates</b> | N/A   |
| <b>Legal Fees</b>     | Ingoing tenant is liable for both parties legal costs |
| <b>EPC Rating</b>     | C   |

## Description

High Specification Ground Floor Office Suite For Let by way of assignment of the existing lease £24,000 per annum.

This ground floor office suite has been fitted out by the current tenants to a high specification and comprises of a modern open plan office space with 3 additional offices/ meeting rooms and kitchen facilities. The office benefits from a suspended ceiling with recessed lighting and full access raised floor. The building is fully DDA compliant and has comfort cooling.

Available to Let by way of an assignment of the existing lease which ends in August 2027 with a passing rent of £24,000 per annum. Details of service charges are available on request. The ingoing tenant will be responsible for our clients legal costs associated with the transaction.

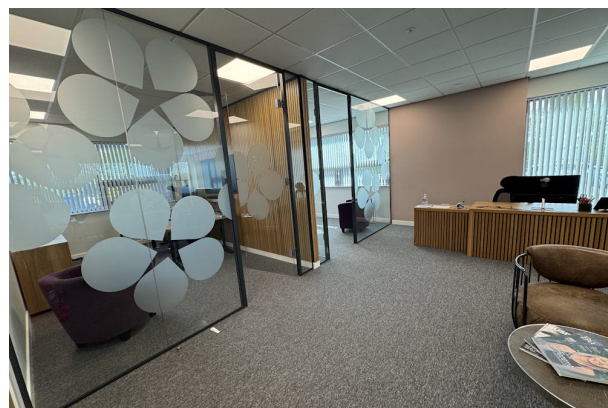
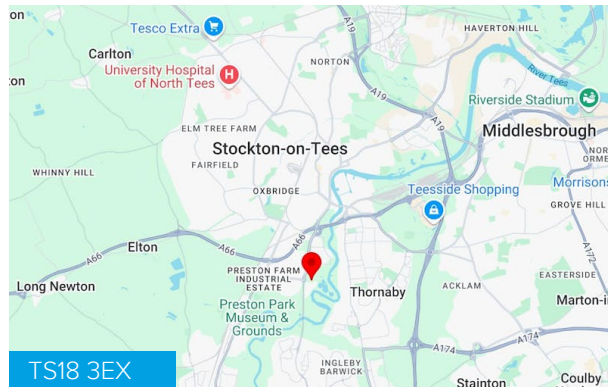
## Location

The offices are located in a prominent position on Bovesfield, a mixed use scheme to the east of Preston Farm Business Park. The premises is a short drive south of Stockton town centre providing easy access to the A66 and A19. Durham Tees Valley Airport is approximately 7 miles to the west, and the east coast mainline railway network at Darlington is approximately 10 miles to the west.

## Accommodation

The accommodation comprises the following areas:

| Name                  | sq ft        | sq m          | Availability |
|-----------------------|--------------|---------------|--------------|
| Ground - Ground Floor | 3,138        | 291.53        | Available    |
| <b>Total</b>          | <b>3,138</b> | <b>291.53</b> |              |



## Viewing & Further Information



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