

Bradley Hall

Commercial SPACE TO LET

10 Navigator Court,
Preston Farm Industrial
Estate, Stockton-on-
Tees, TS18 3TQ



OVERVIEW

A commercial unit currently fitted as a bar with kitchen facility and a mezzanine. The unit can equally be occupied for a variety of uses and stripped back to light industrial if preferred. Located within the popular Navigator Court development, the property benefits from excellent road connectivity and access to key centres across Teesside.

AT A GLANCE

Ready to occupy

Currently fitted as a bar

On-Site parking

KEY SPECIFICATION

- Generous on-site parking ratio
- Prominent Industrial estate
- Good transport link accessibility
- Extensive refurbishment

6,564 sq. ft

Total accommodation

609 sq. m

Total accommodation



LOCATION

Situated within the Preston Farm Business Park, one of Stockton-On-Tees' most established and well-regarded commercial locations.

The estate lies approximately 1.5 miles east of Stockton town centre and benefits from excellent road communications, being near the A66 dual carriageway which provides direct access to the A19 and wider regional motorway network.

The surrounding area is predominantly commercial in nature, comprising a mix of office, trade counter and light industrial occupiers, with range of amenities available nearby at Preston Farm Retail Park.

ROAD LINKS

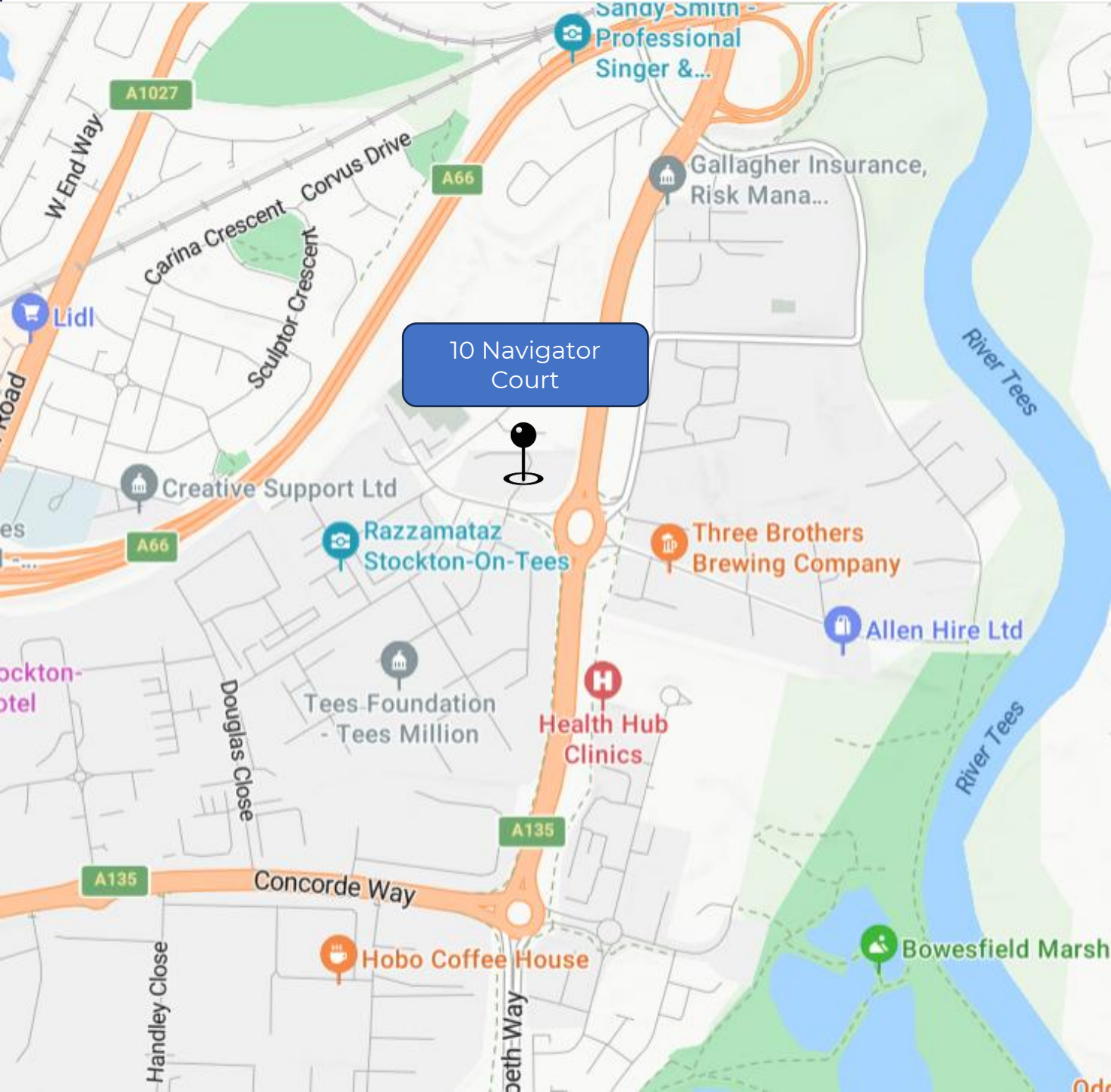
A66	A19	A1(M)
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5.4 miles
Approximate distance to Middlesbrough

2.9 miles
Approximate distance to Ingleby-Barwick

7.4 miles
Teesside International Airport

4.0 Miles
Approximate distance to Yarm



SPACE AND VIEWS

Bright, refurbished office accommodation with views across the River Tees and Infinity Bridge.



FURTHER INFORMATION

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

RATING

The rateable value of the premises as at 1 April 2023 is £25,000 and the estimated rates payable for the current year is £10,800. This is based on the standard Small Business Rate of 43.2p in the pound, however, interested parties should confirm the current position with the local Authority.

VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

AML REGULATIONS

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

ASKING RENT

The property is available at an asking rent of £40,000 per annum exclusive of VAT, service charge and insurance.

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