



To Let

Unit 5B Opus Park, Preston Farm, Stockton, TS18 3BP

- 2,087 sq m (22,264 sq ft)
- Established commercial location
- Excellent access to the A19 & A66

SUBJECT TO CONTRACT

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Location

The property is located in a prominent position on Lockheed Close on the Preston Farm Industrial, one of Teesside's commercial/industrial locations. Lockheed Close is accessed via Concorde Way the main road through the estate

Preston Farm is located just off the A66, excellent access is available to the A19, A1(M) and national road network. Middlesbrough lies 5 miles to the east, Darlington 13 miles west and Newcastle upon Tyne 35 miles north. The region has access to major ports at Teesside and Newcastle and two international airports at Durham Tees Valley and Newcastle.

Neighbouring occupiers include Howdens, Prestige Servicing and Batleys Cash and Carry. Other occupiers nearby include, Vauxhall, Vertu Honda, Teesside Audi, Evan Halshaw and Porsche.

Description

The property comprises a steel portal framed unit with brick and block walls to 2m with insulated profile cladding above under a pitched insulated roof.

Internally the property benefits from concrete floors, high bay lighting and a minimum eaves height of 5m rising to 6.5m at the apex.

Car parking and a loading area are also provided with access via two an up and over doors which are 5m high and 4.5m wide.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

2,087 sq m (22,264sq ft)

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

Rent

£105,750 per annum exclusive

Business Rates

The property is listed in the 2026 Rating list at a Rateable Value of £84,500.

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

Energy Performance Certificate (EPC)

To be confirmed

Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

Anti Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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