



## To Let Lockheed Close, Stockton TS18 3SE

- Large depot property
- Site area 1.94 acres
- Industrial Unit with Trade Counter
- 818.09m<sup>2</sup> (8,806ft<sup>2</sup>)
- Secure Fenced and Surfaced Compound
- Popular Trade Counter and Automotive Retail Location



**Location**

The property is located on the popular Preston Farm Industrial Estate, approximately 2 miles southwest of Stockton town centre. The estate is home to a wide variety of industrial, office and car showroom occupiers, with good access off the A66 dual carriageway via Yarm Road to the west and the A135 to the east.

Lockheed Close is an established trade location off the main thoroughfare Concorde Way, with nearby occupiers including MKM, Burrells and Howdens.

**Description**

A modern detached industrial unit of steel portal frame construction, with extensive secure fenced site of approximately 1.94 acres.

The building comprises a trade counter and warehouse on ground floor with offices at first floor above the trade counter. Loading access is via two roller shutter doors to the south elevation. The building has a minimum eaves height of 4.75m and maximum apex height of 6.05m

Externally the large service yard is predominantly tarmac surfaced and partly concrete.

**Accommodation**

	sq m	sq ft
Warehouse	536.22	5,772
Trade Counter Ground Floor	170.85	1,839
First Floor Offices	111.03	1,195
<b>Total GIA</b>	<b>818.09</b>	<b>8,806</b>

**Business Rates**

The premises are listed on the Valuation Office Agency website with 2017 RV of £54,500.

**Services**

We understand that the property is connected to mains supplies of water, three phase electricity and drainage to the main sewer.

**Tenure**

The premises are available by way of assignment or sublease of an existing full repairing and insuring lease which expires 12<sup>th</sup> December 2026.

**Rent**

The passing rent for the remainder of the lease term is £73,557.58 pa exclusive of VAT

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

The Energy Performance Asset Rating is C(72). A copy of the EPC report is available on request.

**Viewing**

Via sole agents HTA Real Estate

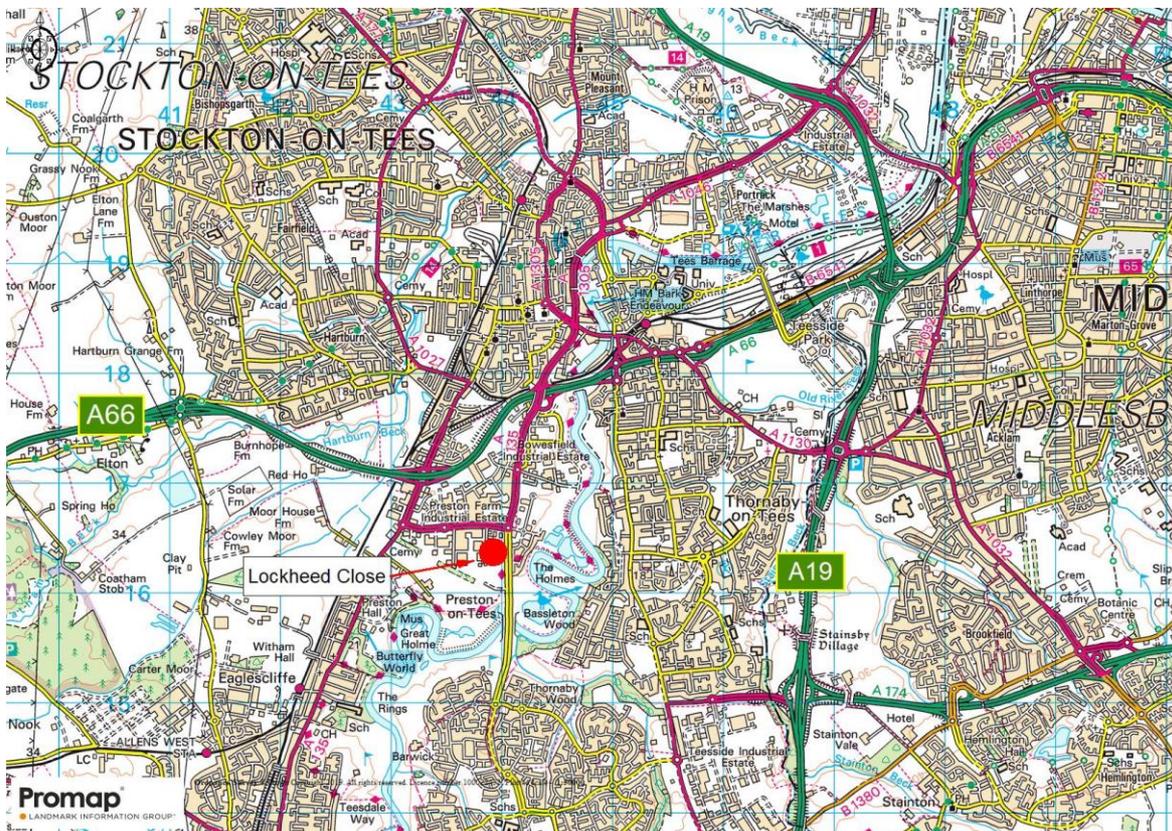
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