

# Unit 22 Gloster House, Falcon Court, Preston Farm Business Park, Stockton-on-Tees, County Durham TS18 3TX

Modern Office Investment

**Lot 46**

£10,500 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	56.30 sq m (606 sq ft)	PROTEX (UK) SYSTEMS LTD (1)	1 year from 01/10/2013	£10,500 (2)	Holding Over (3)
Ground	Office	178.00 sq m (1,916 sq ft)	VACANT POSSESSION			
First	Office	235.51 sq m (2,535 sq ft)	VACANT POSSESSION			
<b>Total</b>		<b>469.80 sq m (5,057 sq ft)</b>			<b>£10,500</b>	

(1) Protex Systems is a leading supplier of industrial fire and gas detection instrumentation, fire and gas detection systems and fire and gas consultancy services, including 3D fire and gas mapping (Source: www.protex-systems.co.uk 24/04/2019).

(2) The rent is inclusive of utilities and service charge.

(3) Protex (UK) Systems Ltd has expressed interest in taking further space at the property.

### Note

This property is being marketed for sale on behalf of Joint Administrators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrators to the best of their knowledge, but the purchaser must rely solely upon their own enquiries. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Key Details

- Modern office building on established industrial park
- Part let to Protex (UK) Systems Ltd
- 413.51 sq m (4,451 sq ft) offered with Vacant Possession
- Occupiers within the business park include The NHS, AES Seal Plc and Home Group Limited

On behalf of Administrators **moorfields**

### Location

Miles: 13 miles north-west of Darlington  
24 miles south-east of Durham  
35 miles south of Newcastle upon Tyne

Roads: A66, A19 and A1(M)

Rail: Stockton Rail

Air: Durham Tees Valley International Airport

### Situation

Falcon Court is located on the established and popular Preston Farm Business Park, just two miles south of Stockton-on-Tees town centre. The business park benefits from strong road connections via the A135, A66 and A1(M). Occupiers within the business park include The NHS, AES Seal Plc, Home Group Limited and Northern Powergrid. Falcon Court also benefits from a creche and dentist.

### Description

The property comprises a detached two storey building providing office accommodation over ground and first floors. The property benefits from rights to parking.

### Tenure

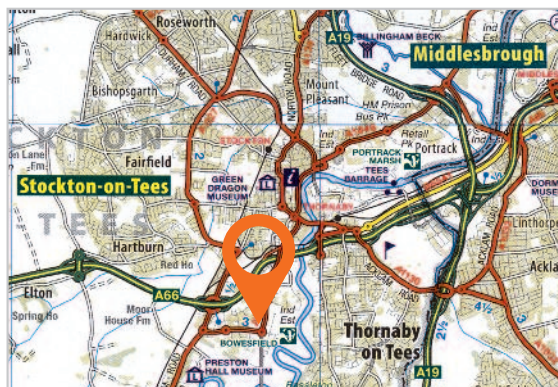
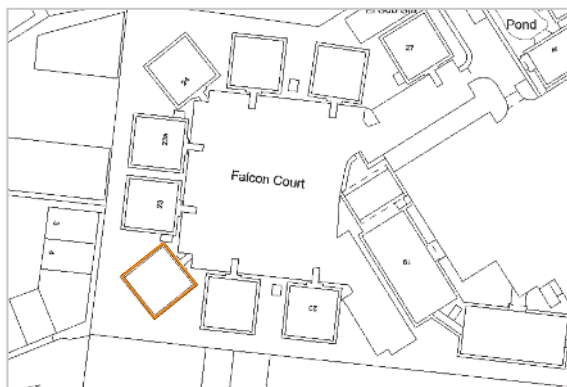
Virtual Freehold. Disposal to be by way of the grant of a new lease for a term of 999 years from completion at a peppercorn rent which shall include rights to parking.

### VAT

VAT is applicable to this lot.

### Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.



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