

Lot 29

£30,375 per annum
exclusive

Lysander House, Falcon Court, Preston Farm Business Park, Stockton-on-Tees TS18 3TX

Freehold Dental Surgery and Office Investment



Key Details

- Modern building on established office park
- Majority let to Whitecross Dental Care Limited t/a My Dentist
- Strong road connections via the A66, A19 and A1(M)
- 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 Railway Station
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 Greggs.

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

Freehold.

Note

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.

VAT

VAT is applicable to this lot.

Six Week Completion

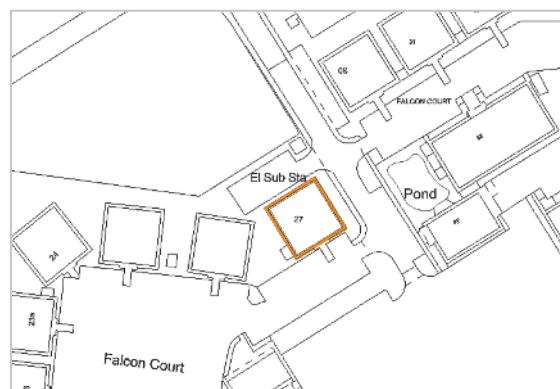
Energy Performance Certificate

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

Tenancy and accommodation

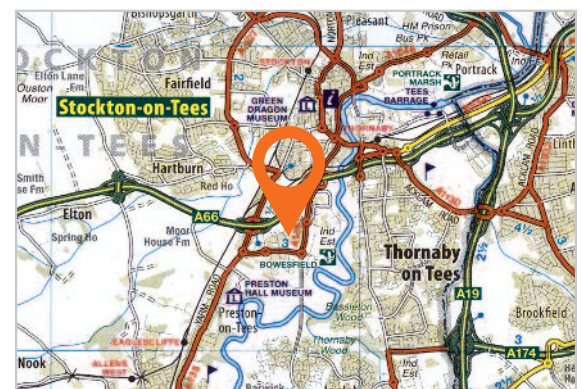
Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Office	133.96 sq m	(1,442 sq ft)	ADULT PLACEMENT SERVICES LIMITED t/a Avalon	5 years from 25/08/2016	£7,500	(24/08/2021)
Ground	Office	102.37 sq m	(1,102 sq ft)	VACANT (1)			
First	Office	165.46 sq m	(1,781 sq ft)	WHITECROSS DENTAL CARE LIMITED (1) t/a My Dentist	15 years from 29/02/2016 (2)	£18,375	01/03/2021 and 01/03/2025 (28/02/2031)
First	Office	69.68 sq m	(750 sq ft)	WHITECROSS DENTAL CARE LIMITED (1) t/a My Dentist	15 years from 29/02/2016 (3)	£4,500	29/02/2021 and 29/02/2026 (28/02/2031)
Totals		471.47 sq m (5,075 sq ft)				£30,375	

- (1) Whitecross Dental Care Limited has expressed an interest in expanding into the ground floor vacant suite. Whitecross Dental Care functions through mydentist, which operates a network of 600+ NHS funded and private pay dental practices across the UK (Source: mydentist.co.uk 13/06/2019).
- (2) The lease provides for a tenant only option to determine on 01/03/2026 with 6 months' notice.
- (3) The lease provides for a tenant only option to determine on 29/02/2026 with 6 months' notice.



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