



**Lambert
Smith
Hampton**

0191 232 6291

For Sale

Prime Development Land

Suit Trade Counter, Car Showroom, Industrial or Office Uses

Queen Elizabeth Way, Preston Farm Industrial Estate, Stockton on Tees, TS18 3SH



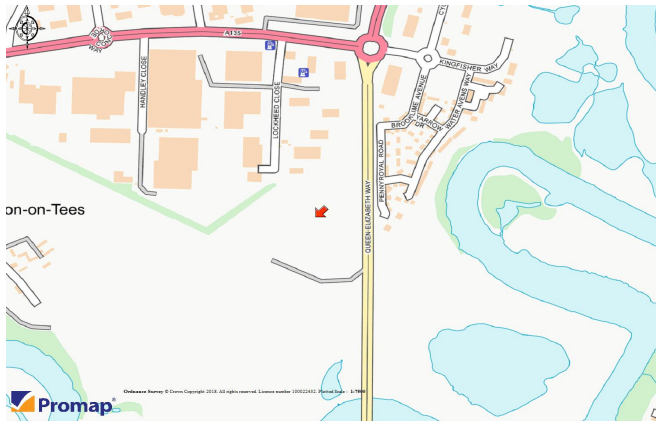
- Upto 6.1 Ha (15 Acres)
- Teesside's Premier Trading Estate
- Close to Audi, Honda, Makro and Howden's
- May sub-divide

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

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Location



The site is located on the edge of Preston Farm Business Park, one of Teesside's premier trading estates which is home to Makro, Audi, Toyota, Lexus, Taylor Wimpey, Batleys and a host of other national businesses.

Lying 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.

Description

The site has extensive frontage to and is to be accessed from Queen Elizabeth Way, the main dual carriageway linking Ingleby Barwick, Europe's largest housing estate to the south west with Stockton town centre to the north. There is a second access from Lockheed Close immediately to the north of the site.

Accommodation

The site is triangular in shape, slightly sloping and is currently laid to grass and shrub land. It totals approximately 6.1 ha (15 acres).

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Terms

The site is available for sale as a whole with consideration given to part disposals. Alternatively our client may entertain design and build development proposals dependent on specific occupational interest.

Planning

The site falls within Stockton on Tees Borough Council and has the benefit of a previous outline consent for B1 Use and car showroom (Application 09/1040/OUT). This was effectively for 16,925 sq m (182,000 sq ft) net of B1 Offices and 1,250 sq m (13,455 sq ft) net of car showroom. This consent has now lapsed but we would anticipate that the Local Planning Authority would be receptive to similar uses. We understand the land is zoned for employment uses in the Local Plan.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright

Lambert Smith Hampton

0191 338 8320

awright@lsh.co.uk

10th December 2018

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