

9 Clayton Court

Bowesfield Crescent, Stockton-On-Tees, TS18 3QX

MODERN WAREHOUSE/ INDUSTRIAL UNIT

218.42 SQ M (2,351 SQ FT)



Light Industrial Unit
To Let – £16,500 Per annum

Bradley Hall

DESCRIPTION

The property is a steel portal frame industrial unit featuring a pitched roof constructed with metal profile sheeting. Internally, the accommodation includes a spacious warehouse area, complemented by office facilities, a kitchenette, and WC amenities.

Additionally, the unit benefits from enhanced security measures, including 24-hour monitored CCTV surveillance and secure access through gated entry points.

KEY SPECIFICATION

- 24-Hour on-site CCTV
- On site parking available
- Popular, prominent Industrial Estate

USE

Class E (g)(iii), Class B2 (General Industry) and Class B8 (Storage and distribution)

ACCOMMODATION

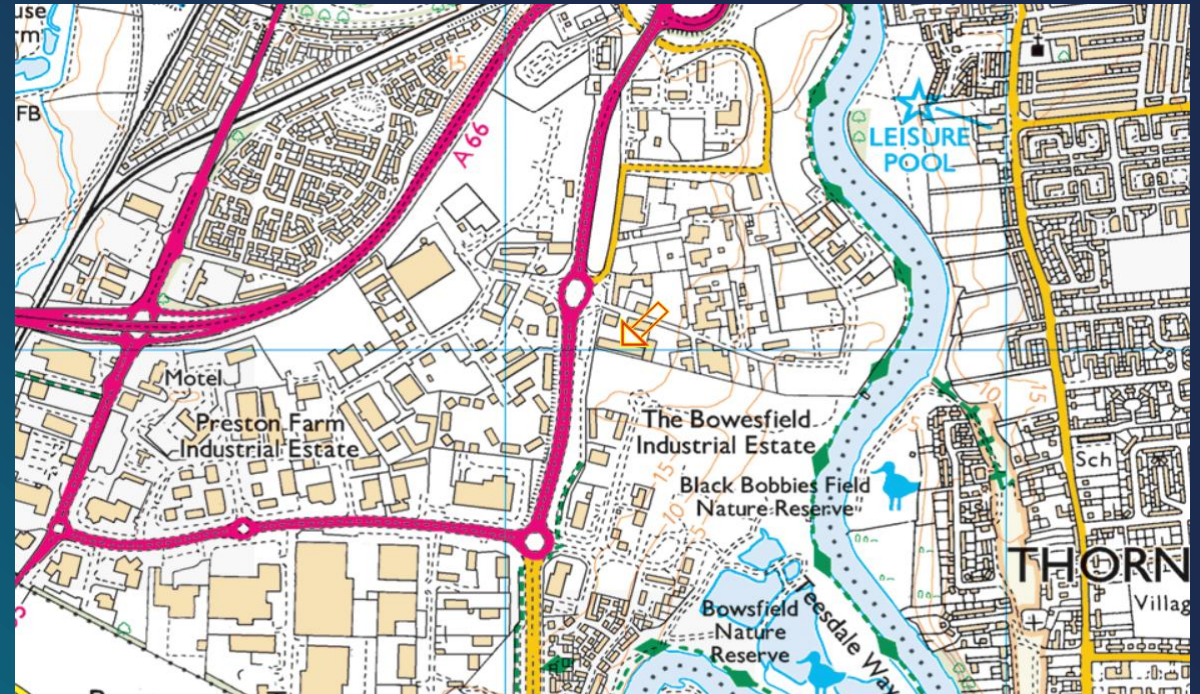
| DESCRIPTION | SIZE (SQ M) | SIZE (SQ FT) |
|-----------------|-------------|--------------|
| 9 Clayton Court | 218.42 | 2,351 |

LOCATION

The site is located on Clayton Court, Bowsfield Crescent, within the Bowsfield Industrial Estate in Stockton-on-Tees.

It is approximately 1.5 miles from Thornaby-on-Tees town centre and benefits from excellent connectivity, being close to the A66 and easily accessible from the A19.

The surrounding area primarily comprises commercial properties, with a wide range of local amenities conveniently nearby.



TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Incentives are available, subject to covenant strength and lease term.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT

RATING

The current rateables value as of 1st April 2023 is £11,750. From the 1st April 2026, the business rates will be £15,000.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises

EPC

Awaiting EPC Rating.

CONTACT

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