



TO LET

Modern Industrial / Workshop Units

Queensway Court, Queensway, Middlesbrough TS3 8TG

- Established & Popular Location
- Under Refurbishment
- 1,250 sq ft
- Fully Fenced and Gated Site
- Prominent to Queensway
- LED Lighting
- **BUSINESS RATES EXEMPT FOR QUALIFYING SMALL BUSINESSES**

Contact: Tim Carter

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Tel: 01642 704930

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

LOCATION

Queensway Court is located on Queensway which links Sotherby Road and South Bank Road close to the Cargo Fleet & Skippers Lane area of Middlesbrough. The scheme has good access to one of Teesside's primary trunk roads the A66, which in turn provides access to the national road networks beyond.

DESCRIPTION

The units are finished to a good specification with LED lighting, insulated cladding to the upper elevations and the dual pitched roof and brick and blockwork lower walls. There is an up-and-over loading door, kitchen and WC facilities. Externally there is hard-standing circulation, loading and parking areas secured by way of a perimeter palisade fence with secure gated access.

ACCOMMODATION

The units have the following approximate gross internal areas:-

Unit 16B	93 m ² (1,000 sq ft)
Unit 17B	116 m ² (1,250 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Unit 16B	- £8,000 per annum plus vat.
Unit 17B	- £10,000 per annum plus vat.

RATING

Unit 16B	£6,300
Unit 17B	£6,700

We recommend that interested parties contact the local rating authority to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

To be reassessed post-refurbishment.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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