



# To Let

## Appleyard Buildings

# Workshop and Offices with secure Compound

Unit G Appleyard Buildings, Master Road, Thornaby, Stockton-on-Tees, TS17 0BE



- 314.5 Sq M (3,385 Sq Ft)
- Prominent corner site
- Secure compound for at least 20 vehicles

## Unit G Appleyard Buildings, Master Road, Thornaby, Stockton-on-Tees, TS17 0BE

### Location



The premises are located at the junction of Master Road and Martinet Road close to Thornaby Town Centre approximately 3 miles south east of Stockton-on-Tees and 4 miles south west of Middlesbrough. Good access is available to the A66 providing east/west links to Middlesbrough and Darlington and also to the A19 north/south route.

### Description

The unit forms part of a small complex of workshop and office buildings situated on a prominent corner site. The main workshop is of brick construction which is part rendered and lies under a dual pitched tiled roof supported by steel trusses and benefits from a concrete floor, three phase power and strip fluorescent lighting. There are ancillary offices/stores and staff facilities and externally there is a generous tarmacked yard secured by steel palisade fencing which provides room for at least 20 vehicles.

### Accommodation

The approximate principal floor areas are as follows:-

Floor Area	Sq M	Sq Ft
Main Workshop/Loading Bay	232.9	2,507
Front Offices	57.9	623
Staff/Ancillary Space	23.7	255
Total	314.5	3,385

### 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.

### Business Rates

The property is entered into the 2017 Rating List as follows:-

Description: Vehicle Repair Workshop & Premises

Rateable Value: £7,700

Subject to companies qualifying they will benefit from small business rates relief due to the rateable value falling below the threshold at the current time. We recommend that interested parties contact the local authority for confirmation.

### Terms

The premises are available by way of a new effective full repairing and insuring Lease for a term and rent review pattern to be agreed at a rental of £12,000 per annum which is inclusive of service charge to cover the upkeep of the common areas.

### Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Andrew Wright

Lambert Smith Hampton

0191 338 8320

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Unit G Appleyard Buildings, Master Road, Thornaby, Stockton-on-Tees, TS17 0BE

Internal Photo



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Yard Area



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## Office Pod



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11th October 2018

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