



## Unit 20, Lustrum Avenue, Stockton-on-Tees, TS18 2RB

### Industrial Unit and Land TO LET

- £45,000 Per Annum
- 7.6m eaves height with potential for Trade Counter use (STP)
- ///fetch.tilts.louder
- Located within the busy Stockton Portrack Lane Industrial Estate in Teesside
- Mezzanine with office space and additional external storage

## Summary

Available Size	10,251 sq ft
Rent	£45,000 per annum
Business Rates	N/A
Service Charge	N/A
Car Parking	Large rear car park
VAT	To be confirmed
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	D

## Description

The industrial unit consists large open plan ground floor unit, currently used as a manufacturing business with mezzanine offices with additional open storage, staff kitchen and w/c's. There is three-phase electrical supplies and LED lighting. The building is mainly brick built with steel profile cladding external walls. An additional adjoining/linked space from the main unit, provides further storage on to the main yard at the front of the unit.

There are two entrances at the front and rear of the building offering cross through working/ sub division of the unit.

## Location

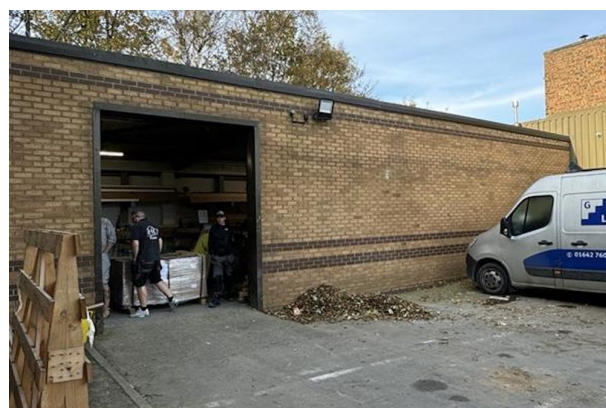
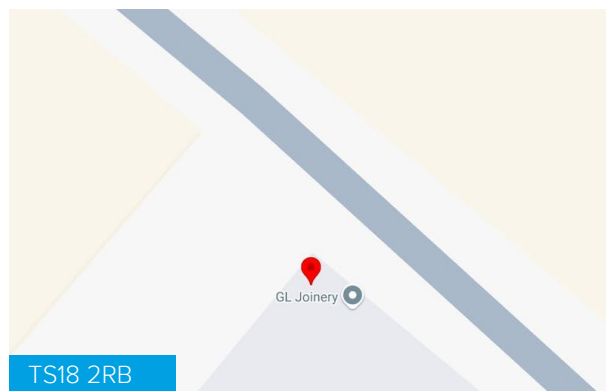
The industrial unit itself is situated on one of the largest strategic business estates in the North East. Lustrum Avenue, sits within the North Eastern side of Stockton-on-Tees, where access can be approached off Tees Way, adjacent the busiest road in Stockton, Portrack Lane (A1046) which provides access to national operators and retailers including B&Q, Go Outdoors, Costa, Wren Kitchens, Wickes and many more national operators.

Transport links are excellent from the property, with the A19 North/South bound accessible via the adjacent road (A1046) 2 minutes away. Providing wider links to Newcastle, York and Leeds. The A66 can be accessed from the A19, a minutes drive to the West and East linkages across to Darlington and the A1(M) with access further to Manchester and Sheffield and Middlesbrough's Freeport (Teessport) respectively.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	Tenure	Availability
Unit	Unit & additional unit	7,160	To Let	Available
Ground	Offices / reception	650	To Let	Available
1st	First Floor offices	441	To Let	Available
Mezzanine	First floor storage	2,000	To Let	Available
<b>Total</b>		<b>10,251</b>		



## Viewing & Further Information

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