

**THOMAS:STEVENSON**

**COCHRANES WHARF, DOCKSIDE ROAD,  
MIDDLESBROUGH, TS3 6AW**

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

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## Description

The property comprises a purpose built detached workshop / warehouse unit of steel portal framed construction, clad in insulated powder coated metal sheeting. It benefits from an eaves height of circa 8.2 metres, and a floor to ridge height of around 11 metres.

There are steel roller loading doors to the front, side and rear elevations and a block-built toilet block is provided internally.

The building has a forecourt area to the front for staff parking, and yard areas to the side and rear of the unit may be available to an incoming tenant if required.

The property provides a gross internal floor area of 1853.30 square metres / 19,949 sq ft or thereabouts.

## Key information

- industrial
- Middlesbrough
- 19949 sqft
- Steel portal framed construction clad in insulated metal sheeting
- Eaves height of circa 8.2 metres
- Floor to ridge height of around 11 metres
- Steel roller loading doors to front, side and rear elevations
- Forecourt to front for staff parking
- Yard areas to the side and rear may be available

## Location

The property is situated on Cochranes Wharf, off Dockside Road, in an established commercial and industrial area around 1 mile to the east of Middlesbrough town centre.

The site benefits from easy access to the A66 dual carriageway at the Cargo Fleet Interchange which lies approximately 400m to the south, via Dockside Road and Works Road. The A66 provides direct links to Teesport to the east, and to Middlesbrough centre, Stockton on Tees and Darlington to the west.

The A19, the principal north/south trunk route that links Teesside to Wearside and Tyneside to the north, and the A1(M) to the south lies some 2.5 miles to the west.

## **Accommodation**

The property provides a gross internal floor area of 1853.30 square metres / 19,949 sq ft or thereabouts.

## **Proposed Terms**

We are instructed to seek rental offers based on £79,500 per annum, on a new full repairing and insuring lease for a term of years to be agreed.

## **Rateable Value**

The property is assessed for business rates as follows -

Rateable Value - £51,000

List Description - Workshop & Premises

Interested parties should contact Middlesbrough Borough Council to establish the precise rates that would be payable.

## **VAT**

We are advised that VAT will be payable on the rent

## **Viewing**

Interested parties should contact our office on 01642 713303 to arrange viewings.

Jack Robinson - [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)

Richard Stevenson - [richard@thomas-stevenson.co.uk](mailto:richard@thomas-stevenson.co.uk)







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