

PROPOSED FRONT ELEVATION

TO LET

New Build Industrial / Workshop Units

Westerby Road, East Middlesbrough Industrial Estate, Middlesbrough TS3 8TD

- Established & Popular Location
- High Specification
- From 140.5m² (1,512 sq ft) to 520m² (5,598 sq ft)
- New Build
- Energy Efficient
- LED Lighting
- Integral Office Accommodation

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Connect Property North East

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Cygnets Drive

Preston Farm Business Park

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SITUATION

East Middlesbrough Industrial Estate is located in the Skippers Lane / Cargo Fleet area of Middlesbrough close to the Cargo Fleet Lane / A66(T) roundabout and approx. 2 miles east of Middlesbrough Town Centre.

A number of established operators are located nearby including MB DIY, Screwfix, Lookers Ford, Starbucks and Dulux Decorator Centre.

DESCRIPTION

The development comprises 3 new industrial workshop units with high-bay LED warehouse lighting, insulated loading doors, effective eaves height of approx. 6m, small reception office and WC facilities. Externally there are loading and parking areas.

ACCOMMODATION

The units have the following approximate gross internal areas:-

Unit 4A 189.76 m² (2,043 sq ft)

Unit 4B 189.76 m² (2,043 sq ft)

Unit 4C 140.50 m² (1,512 sq ft)

Interested parties are advised to make contact regarding availability

TERMS

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

Unit 4A : £16,500 + vat per annum

Unit 4B : £16,500 + vat per annum

Unit 4C : £13,000 + vat per annum

RATING

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable post completion and assessment, but we anticipate them to qualify for Small Business Rate Relief.

ENERGY PERFORMANCE CERTIFICATE

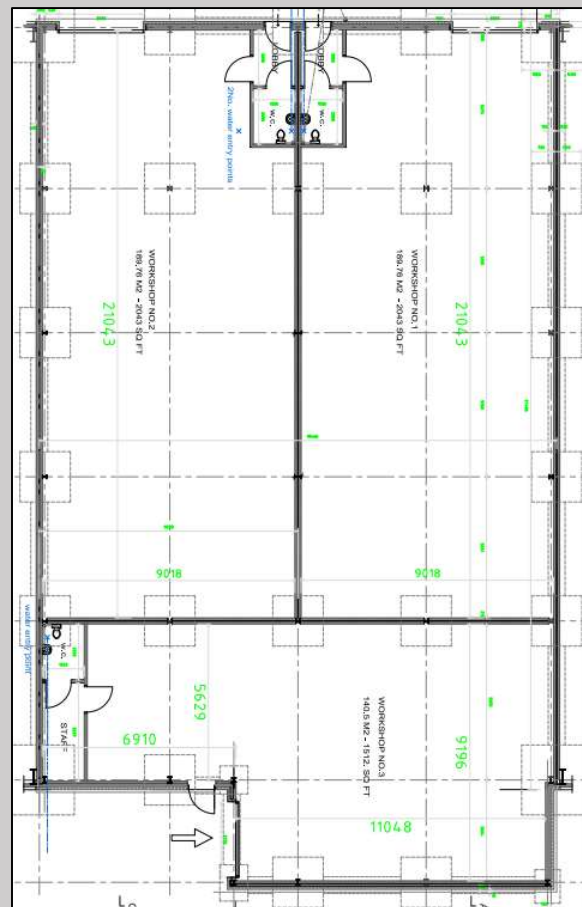
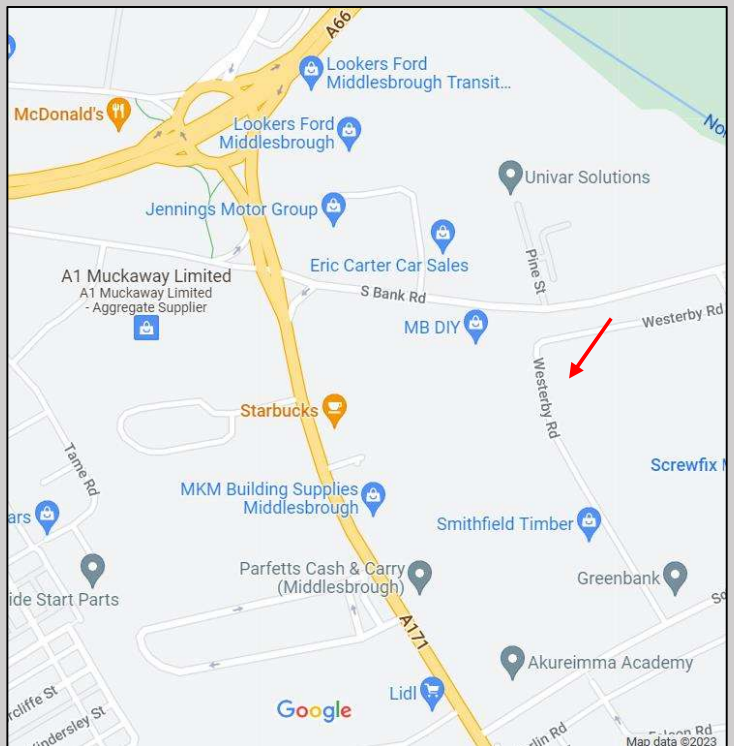
TBC upon completion

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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