



# TO LET

## Modern Industrial / Workshop Units

Whitestone Business Park, Borough Road, Middlesbrough TS4 2ED

- New Units
- Established & Popular Location
- High Specification
- From 1,627 sqft to 3,311 sqft
- Fully Fenced and Gated Site
- Prominent to Borough Road
- Energy Efficient
- LED Lighting
- Integral Office Accommodation

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## SITUATION

Whitestone Business Park is located on the periphery of Middlesbrough Town Centre and is adjacent to Borough Road. Road links nearby include Marton Road and Longlands Road providing 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 development comprises 14 new industrial workshop units with high-bay LED warehouse lighting, insulated sectional electric up-and-over loading doors, effective eaves height of approx. 5m, small reception office and WC facilities. Externally there is concrete 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:-

Single Unit	151 m <sup>2</sup> (1,627 sq ft)
Double Unit	308 m <sup>2</sup> (3,311 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.

Single Unit	£10,575 per annum plus vat.
Double Unit	£21,500 per annum plus vat.

## RATING

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with any transaction.

## ENERGY PERFORMANCE CERTIFICATE

C (59)

## VIEWING

Strictly through the agents Connect Property North East:

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