

TO LET

INDUSTRIAL UNIT
2,999 Sq Ft

- Located in a popular industrial estate close to Middlesbrough Town Centre
- Excellent natural lighting
- Yard / parking area
- Suitable for a variety of uses

**Unit 1, Westerby Road, Middlesbrough, North Yorkshire, TS3
8TD**

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UNIT 1, WESTERBY ROAD, MIDDLESBROUGH, NORTH YORKSHIRE, TS3 8TD

Location

Westerby Road is positioned at the edge of the Skippers Lane Industrial Estate, approximately 2miles east of Middlesbrough town centre.

Skippers Lane is an established commercial location with direct access to the A66 and in close proximity to the A19, the main arterial routes throughout Teeside.

Nearby occupiers include Apex Timber Buildings, MKM Building Supplies, MB DIY and Starbucks.

Description

The property comprises a single-storey, steel portal frame warehouse with profile metal cladding to the elevations and roof.

Internally, the unit benefits from an open-plan layout with excellent natural light via multiple translucent roof panels with concrete flooring throughout.

The warehouse has an approximate eaves height of 4.6 metres, making it suitable for a variety of light industrial, storage or distribution uses subject to the necessary planning consents. An electric roller shutter door offers convenient access for loading and unloading.

Externally there is a small yard area to the side of the unit with parking to the front.

Accommodation

	Sq Ft	Sq M
Unit 1	2,999	278.61
TOTAL	2,999	278.61

Business Rates

To be re-assessed.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Borough Council.

Terms

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

Energy Performance Certificate

The unit has an energy assessment rating of B(28). A full copy of the EPC is available upon request.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Rent

£19,500 Per Annum

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

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