

Industrial

UNIT 10 | ARKGROVE INDUSTRIAL ESTATE

Ross Road, Stockton-on-Tees, TS18 2NH

UNIT 10 | 5,383 SQ FT

Industrial Unit

This modern unit is equipped with essential amenities, including a roller shutter for easy access and toilet facilities for convenience. The unit benefits from a car parking area at the front of the unit with a separate loading area to the rear. It has a minimum eaves height of 4.8m.

It is suitable for a variety of business needs, to include trade counter, manufacturing, or warehousing.

Situated on a well-maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space is covered by estate-wide manned CCTV.



Lease Type

New

Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Roof Lights
- Well Maintained Estate
- Car Parking

[View Floor Plans](#)

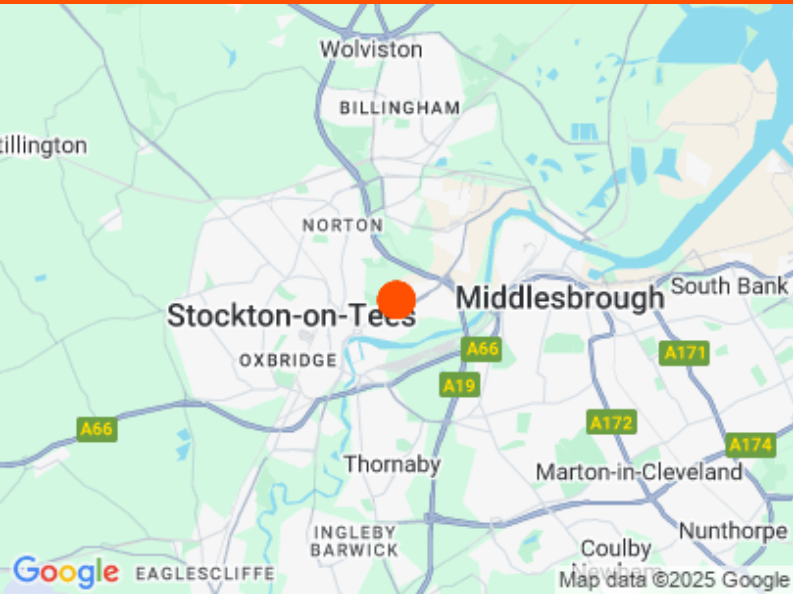
Occupational Costs

	Per Annum	Per Sq Ft
Rent	£38,300.00	£7.11
Rates	£14,375.00	£2.67
Maintenance Charge	£6,800.00	£1.26
Insurance	£1,076.60	£0.20
Total Cost	£60,551.60	£11.25

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse pitch.



Road
A19: 1 mile



Airport
Newcastle: 44 miles



Rail
Billingham: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (33)



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For more info please visit: unit.info/UIP0101356

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