



TO LET

Industrial Units, 64E Dukesway, Teesside Industrial Estate, Thornaby,
Stockton-on-Tees TS17 9LT

- Easy In & Easy Out Terms
- Adjacent to A19
- To be Refurbished
- Established Commercial Location
- Approx. 68 m² (732 sq ft)
- **BUSINESS RATES EXEMPT FOR QUALIFYING SMALL BUSINESSES**

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LOCATION

The premises are located on Dukesway, Teesside Industrial Estate. Access to the estate can be gained via Thornaby Road (A1044) linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate. Roundabout access has also been created directly from the A174 providing a direct road link to the A19(T).

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is less than one mile from the A19(T) and 3 miles from the A66(T).

DESCRIPTION

The unit is of steel portal frame construction with cavity brick & blockwork elevations to dado height and a plastic-coated profiled steel cladding skin. The units have the benefit of WC facilities together with mains water and electricity.

ACCOMMODATION

We are advised that the unit has the following approximate Gross Internal Areas:

UNIT	Size	Rent	Maintenance Rent
64E	732 sq ft	£585+Vat pcm	£70.15+Vat pcm

TERMS

The workshops are available on "Easy-In-Easy-Out" 3-year Tenancy Agreements with the option to terminate the agreement at any time on the giving of three months' notice. The tenant will be responsible for internal repairs and maintenance (including all doors and windows whether internal or external) and the landlord for external repairs and maintenance and building insurance.

BUSINESS RATES

Assessed for Rating purposes at £6,100. We recommend interested parties contact the local Rating Authority to determine the precise rates payable.

EPC

D(95)

VIEWING

Strictly through the agents Connect Property North East:

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