

UNIT 1 LIMERICK ROAD, DORMANSTOWN, REDCAR, TS10 5JU

FOR SALE OR TO LET: 33,850 SQ FT HIGH BAY WAREHOUSE WITH INTEGRAL OFFICES & FORECOURT



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

Situated directly opposite the main entrance to the Teesworks site and very close to Wilton International, British Steel and Teesport this is a very well-located property enjoying immediate access to the A1085 facilitating direct access to all parts of Teesside via both the A66 and A174.

The property is more particularly situated at the junction of West Coatham Lane and Limerick Road. Nearby occupiers include Screwfix; Howden Joinery, Wolseley Plumb, Isotank and Redcar & Cleveland Borough Council.

DESCRIPTION

The property comprises a semi-detached warehouse/workshop premises with an integral two storey office area within. There is a very useful tarmac surfaced parking area (15 spaces) and loading access to the front of the property.

The main warehouse is of steel portal frame construction with concrete floor, brick and block plinth and insulated profile metal sheet cladding to the elevations and roof. The warehouse has a minimum internal eaves height of 6.00m to the underside of the haunch and benefits from spotlighting and diesel warm air blower heating. Access is provided to the warehouse from the external loading area via a powered vertical roller shutter door 6.00 wide and 5.50m in height.

Internally at the front of the warehouse with direct access from the car park there is an integral two-storey office section which has separate entrance reception areas for the ground floor

and first floor offices respectively.

At ground floor level there is a suite of self-contained offices off the reception area having its own amenities with adjacent interconnecting racked storage area having potential for additional office accommodation.

At first floor there is a large open plan main office with partitioned boardroom meeting room and three private offices together with ancillary kitchenette and staff wc facilities. There is also a good sized canteen/mess room with direct access from the warehouse area presently predominantly utilised by production operatives.

The offices are well presented with suspended ceilings, recessed spotlights and fluorescent lighting, carpets, decorations and central heating.

Within the main warehouse area there is presently a mezzanine level utilised for manufacturing and storage purposes. This could be removed prior to sale or made available by separate negotiation.

ACCOMMODATION

Main Warehouse:	2387 sq m / 25696 sq ft
Ground Floor Offices:	152 sq m / 1635 sq ft
Ground Floor Stores:	144 sq m / 1545 sq ft
Floor Offices:	462 sq m / 4974 sq ft

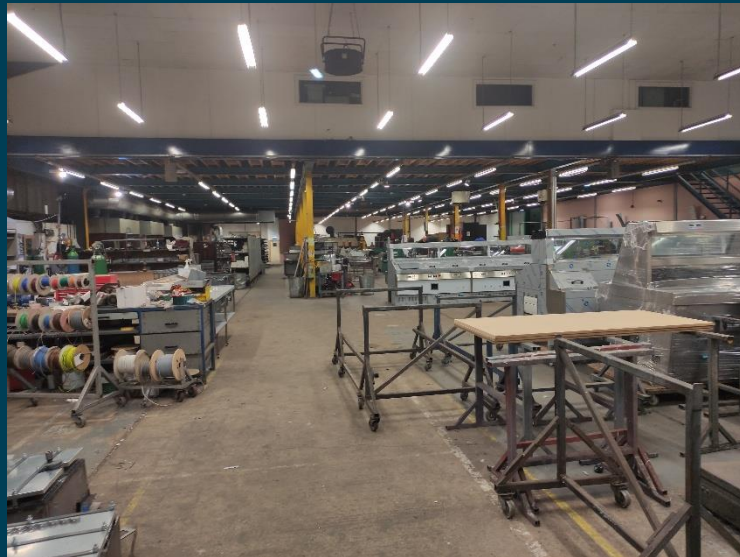
Total: 3144 sq m / 33850 sq ft

Plus Mezzanine Storage

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UTILITY SERVICES

The property is connected to all mains services including 3 phase power supply 150 amp per phase, Natural Gas with U16 meter and Virgin Media fibre optic telecoms.

RATING ASSESSMENT

The property has a current rateable value of £71,000. The annual rates payable for 2025/26 are £39,405.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

EPC commissioned – details to follow.

FREEHOLD PRICE

The property is offered for sale at a price of £1,300,000 which reflects a highly competitive capital value of £38.40 per square foot.

LEASE TERMS

The property is offered to let by way of a new tenant full repairing and insuring lease for a term of 10 or 15 years incorporating 5 yearly rent reviews.

Rental offers are invited around £135,000 per annum exclusive.

VAT

The property is understood to be unelected for VAT resulting in no VAT payable on the purchase price or rent payable.

VIEWING AND ENQUIRIES

Strictly via the Agents Thomas : Stevenson.

Contact Neil Thomas on 01642 713303 or 07810 158328.

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STRATEGIC LOCATION

The Property is located with near immediate access to Teesworks, Wilton International, British Steel and Teesport which are all major industrial employment hubs. The property is superbly located to benefit any company providing goods or services to these key development and employment hubs.

Teesworks - Located immediately opposite the subject property at 4500 acres Teesworks is the UK's largest and most connected industrial development zone and Freeport. Home to the SeAH Wind monopile factory and BP Net Zero Teesside development. www.teesworks.co.uk

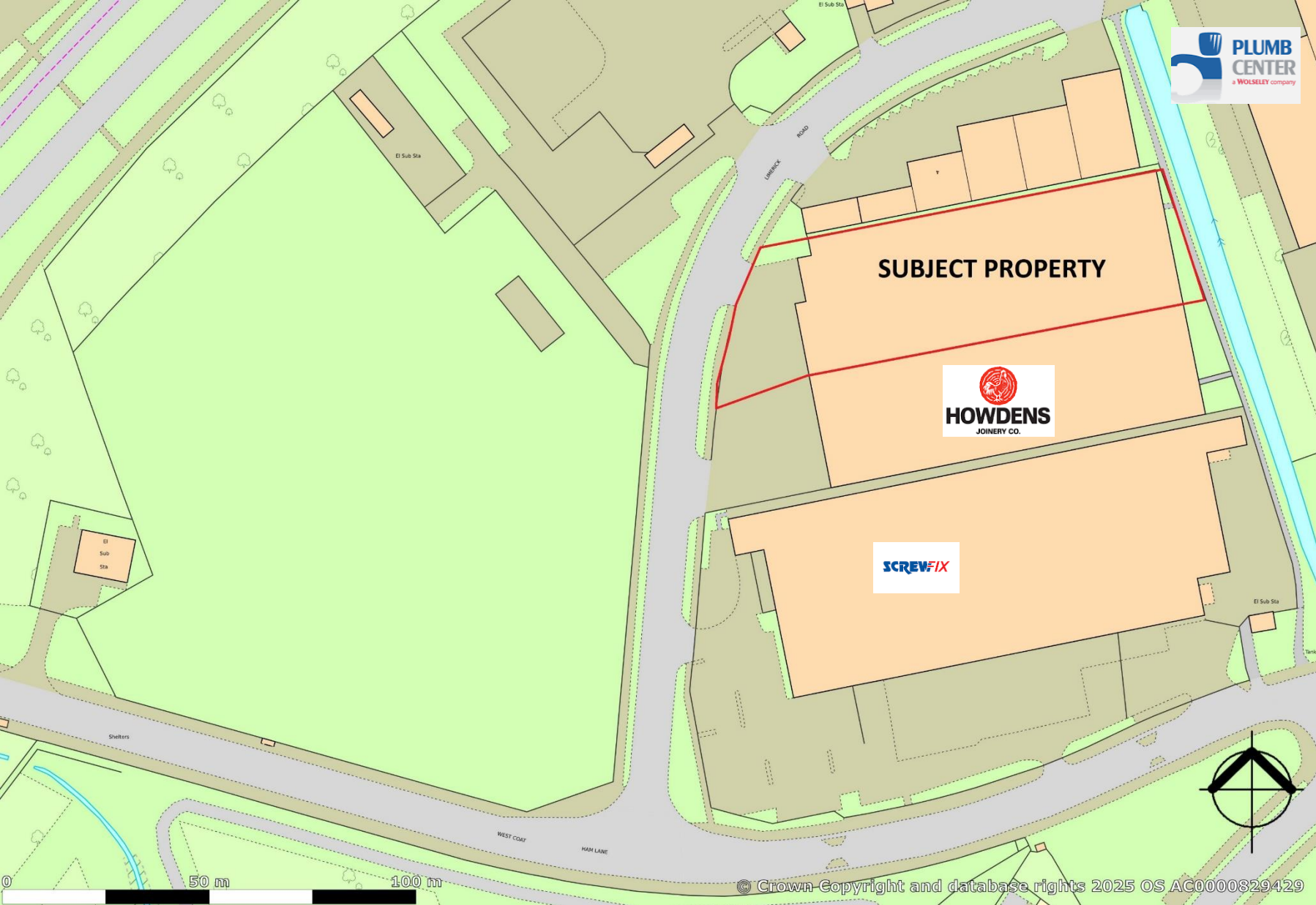
Wilton International – North Gate located immediately opposite the subject property, at 2000 acres Wilton International is a multi occupancy manufacturing site, Freeport and home to one of the UK's leading process manufacturing clusters. www.wiltoninternational.com

Teesport – located 1 mile south west of the subject property Teesport is the UK's 6th largest port boasting world class infrastructure servicing key global markets and also a Freeport. www.teesport.co.uk

British Steel – located 0.5 miles south west of the subject property British Steels 315 acre Teesside Beam Mill and Service Centre is a major employer and national hub for the processing and distribution of structural steel for construction applications. www.britishsteel.co.uk

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