



MICHAEL O'CONNOR
FURNITURE



AVAILABLE - TO LET

Unit 2, Portrack Retail Park, Holme House Road, Stockton-On-Tees TS18 2SB

Retail warehouse premises 9,899 sq ft (919.6 sq m) GIA

Rent £80,000 per annum exclusive

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Unit 2, Portrack Retail Park, Holme House Road, Stockton-On-Tees TS18 2SB

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Location

The property is situated in the heart of the dominant bulky goods retail warehouse cluster approximately 1.5 miles east from Stockton-on-Tees Town Centre and 0.5 miles west from the A19 and is prominently positioned fronting Portrack Lane (A1046).

Portrack Retail Park is located opposite a retail cluster that includes The Range, B&M, Smyths Toys and Food Warehouse. Portrack Lane is one of the most prominent trade and out of town retail locations on Teesside and other tenants in the immediate vicinity include Asda, CTD Tiles, Wolseley, Screwfix, Plumb Depot, Toolstation, Halfords, Topps Tiles, Wickes, Magnet and Dunelm.

Description

The property was constructed in circa 1995. The units provide customer parking to the front and servicing to the rear.

The unit is of modern steel portal frame construction under an insulated steel sheet clad roof with part brickwork part profile steel cladding to the elevations. It benefits from a glazed entrance door and roller shutter doors to the rear.

The unit benefits from an eaves height of 7.25m rising to 9.50m.

Terms

Available on a new FRI lease for a term to be agreed.

Rent

£80,000 pax.

Service Charge

£1.50 per sq ft per annum approx for the current year.

Business Rates

Rateable Value £79,000 - Rates Payable approx £33,970 per annum.

VAT

The premises are elected for VAT.

EPC Rating

B-42.

Size (all measurements are approx GIA)

9,899 sq ft (919.6 sq m).



Contact Owners Sole Letting Agents

Assembly CRE

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