



## New Build Industrial / Workshop Units

Westerby Road, East Middlesbrough Industrial Estate, Middlesbrough TS3 8TD

- Established & Popular Location
- High Specification
- From 191 m<sup>2</sup> (2,056 sq ft) to 382 m<sup>2</sup> (4,112 sq ft)
- New Build
- Energy Efficient
- LED Lighting
- Integral Office Accommodation

**Contact:** Tim Carter

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Tel:** 01642 704930

**Connect Property North East**

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## SITUATION

East Middlesbrough Industrial Estate is located in the Skippers Lane / Cargo Fleet area of Middlesbrough close to the Cargo Fleet Lane / A66(T) roundabout and approx. 2 miles east of Middlesbrough Town Centre.

A number of established operators are located nearby including MB DIY, Screwfix, Lookers Ford, Starbucks and Dulux Decorator Centre.

## DESCRIPTION

The development comprises 3 new industrial workshop units with high-bay LED warehouse lighting, insulated loading doors, effective eaves height of approx. 6m, small reception office and WC facilities. Externally there are loading and parking areas.

## ACCOMMODATION

The units have the following approximate gross internal areas:-

Unit 4A 191 m<sup>2</sup> (2,056 sq ft)

Unit 4B 191 m<sup>2</sup> (2,056 sq ft)

Interested parties are advised to make contact regarding availability

## TERMS

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

Unit 4A : £16,250 + vat per annum

Unit 4B : £16,250 + vat per annum

## RATING

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable post completion and assessment, but we anticipate them to qualify for Small Business Rate Relief.

## ENERGY PERFORMANCE CERTIFICATE

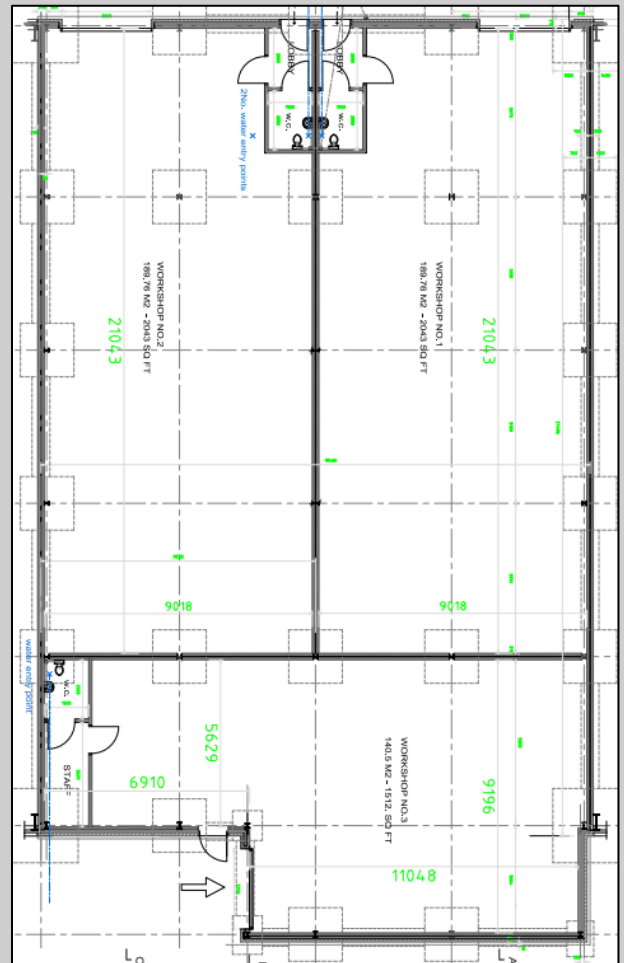
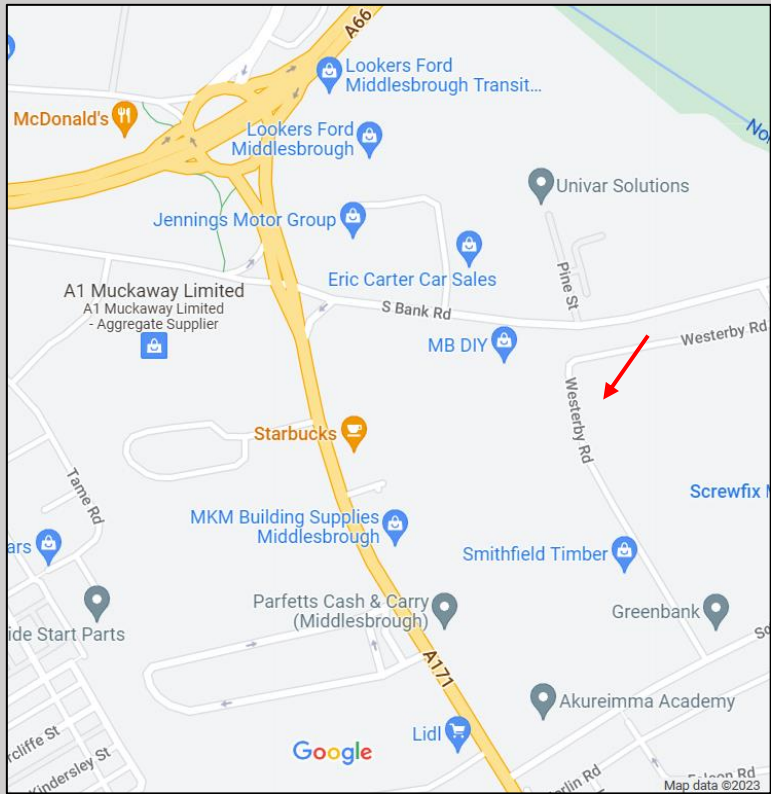
TBC upon completion

## VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

**CONNECT** NORTH EAST  
**PROPERTY**  
[www.cpne.co.uk](http://www.cpne.co.uk)