



## TO LET

### Industrial / Warehouse Unit

Sotherby Road, Skippers Lane Industrial Estate,  
Middlesbrough TS6 6LP

- Good access for A19 and A66
- Onsite Car Parking and Loading
- Ground and First Floor Offices
- Secure Site
- Craneage
- **Approximately 4,049 sq m (44,000 sq ft)**

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**Connect Property North East**

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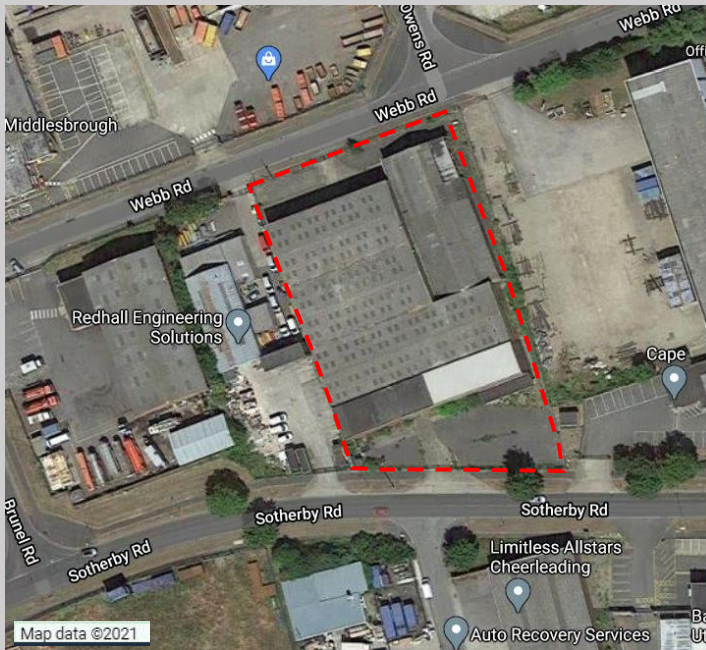
## LOCATION

The property is located on Sotherby Road, off Skippers Lane on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the west.

## DESCRIPTION

The property comprises a secure industrial/ workshop facility incorporating the following specification:

- Secure Yard
- Two Storey Offices
- 2 x 10T Cranes, 3T Crane and 2T Crane
- Secure Yard



## ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate gross internal areas:-

Workshop	3,158 sq m	(34,000 sq ft)
GF Office	520 sq m	(5,600 sq ft)
FF Office	371 sq m	(4,400 sq ft)
<b>Total</b>	<b>4,049 sq m</b>	<b>(44,000 sq ft)</b>

## TERMS

The whole building is available to lease on full repairing and insuring terms. Further information is available upon application.

## BUSINESS RATES

Assessed for Rating purposes at £67,000 per annum. Interested parties should contact the Local Authority to confirm the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of C(60). A copy of the EPC is available upon application.

## LEGAL COSTS

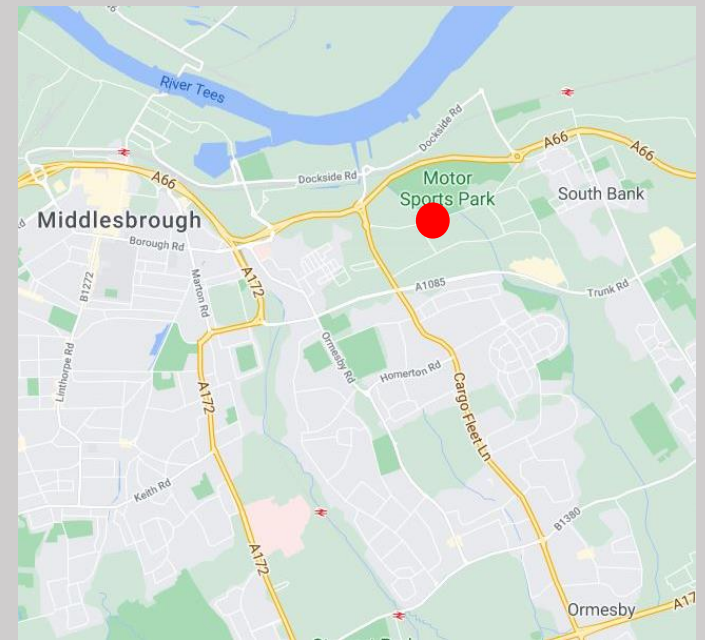
Each party is responsible for their own legal costs incurred with any transaction.

## VIEWING

Strictly through the agents Connect Property North East:

**Jonathan Simpson** ddi: 07904 622280

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



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