



TO LET — Waste Transfer / Storage Site

51 Sotherby Road, Skippers Lane, Middlesbrough TS3 8BS

Approx. 525 m² (5,651 sq ft) on 1.9 Acres

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The Skippers Lane industrial Estate is Middlesbrough’s premier business location accommodating a number of regional and national operators in the retail, trade counter and industrial sectors. The estate is approximately 2 miles east of Middlesbrough centre and benefits from excellent transport links being close to the A66 which links with the region’s major highways.

DESCRIPTION

The site totals approx 2.12 acres, of which 1.6 acres is fenced, gated and surfaced. There is office accommodation the front of the site plus 2 detached industrial units with the remainder of the site open storage land.

Workshop A has an effective eaves height of approx 4.7m rising to 5.1m at the apex and 1 large loading door of approx 4.3m high and 6.13m wide.

Workshop B has an effective eaves height of approx 4.5m and 2 loading doors approx 3.4m x 3.4m.

ACCOMMODATION

We calculate that the premises provide the following approximate areas:-

	SQ M	SQ FT
Office	144	1,550
Workshop A	319	3,434
Workshop B	62	667
Total GIA	525	5,651
Fenced Area	1.6 acres	0.65 Ha
Total Site Area	1.9 acres	0.77 Ha

TERMS

The site is available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed with an asking rent of £90,000 plus vat per annum.

WASTE PROCESSING PERMIT

We are advised that the site is licenced as a fully permitted Waste Processing Site (EPR/AP3829SF) and also carries a SWIP (small waste incineration permit) to operate a Schedule 13 Installation. Full details available upon request.

RATING ASSESSMENT

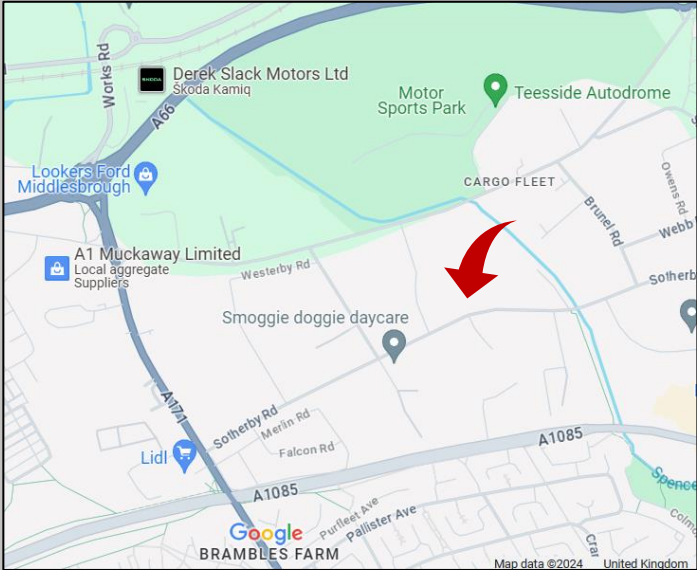
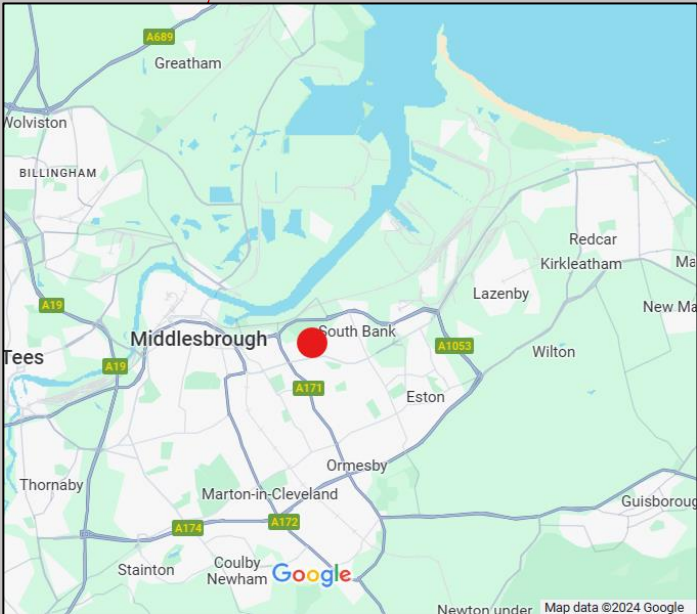
We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE
B (38)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter
ddl: 01642 704930
Email: tim@cpne.co.uk



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