



GUIDE RENT
£35,000
(per annum exclusive)



Land at Stockton on Tees

Portrack Interchange Business Park, TS18 2SL

Leasehold | Industrial Land | 0.95 Acres (0.38 Hectares)



TO LET



Location

The site is located on Portrack Interchange Business Park, in the market town of Stockton-on-Tees. The area is well established with industrial occupiers, with neighbouring occupiers including Yodel and Toolstation.

The A19 is less than a mile from the site and allows for excellent connectivity both north and south of the site including access to the the A1(M).



Description

The site comprises a 0.92 acre rectangular yard which is bounded by palisade fencing and is secure on all sides.

The land is prominently level and surfaced with hard standing concrete. There is secured gating to the west of the site that allows access to the site via Sedgefield Way..

All plant and machinery have been removed from the site.



Accommodation

The site extends to approximately 0.95 acres.



Further information

Guide Rent

£35,000 per annum exclusive.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. Please contact the Valuation Office Agency (VOA) for further information.

Services

We understand that all mains services are available close to the subject site, although it will be the tenant's responsibility to ensure the availability and suitability for connection.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

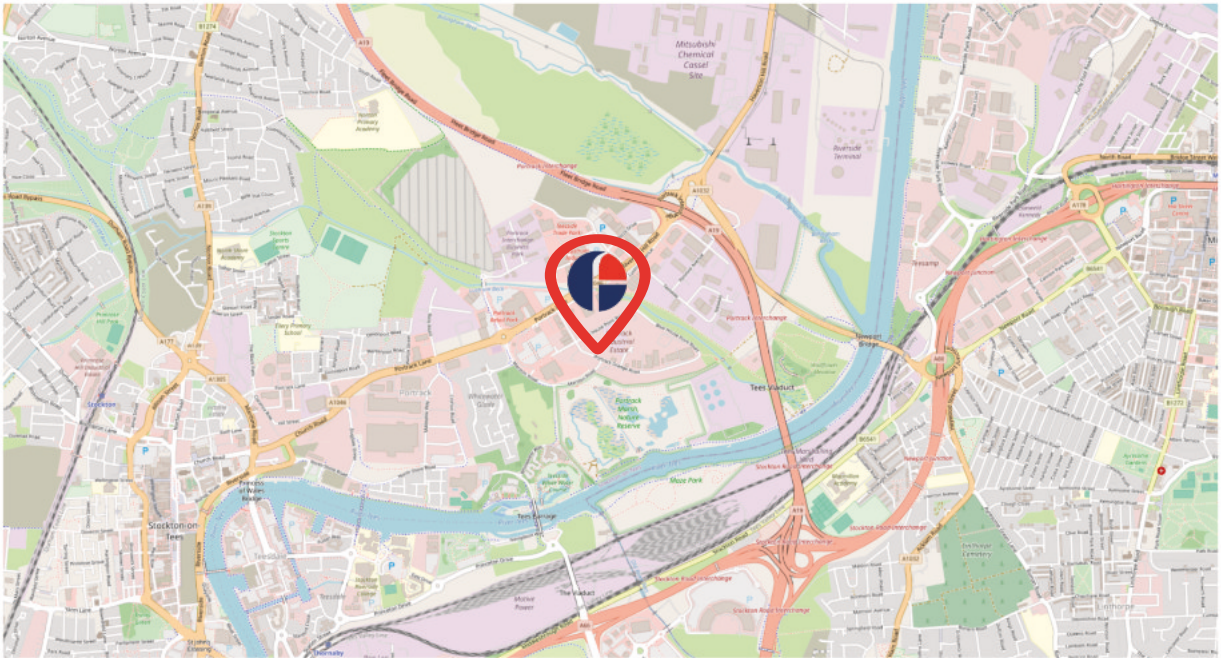
Viewings

Strictly by prior arrangement with the agents. The site is visible from Sedgefield Way and we ask those interested parties not to enter the land without prior approval from Fisher German.

Fisher German will carry out viewing days for interested parties. Further information or to discuss your requirement, please contact the agent.



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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• A19 - 0.9 miles• Middlesbrough - 3 miles• Newcastle upon Tyne - 38 miles
	Nearest Station <ul style="list-style-type: none">• Thornaby - 3 miles
	Nearest Airport <ul style="list-style-type: none">• Teeside - 11.3 miles
	Nearest Port <ul style="list-style-type: none">• Port of Middlesbrough - 3.5 miles

	Viewings
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Particulars dated March 2024. Photographs dated March 2024.