



TO LET

38B DUKESWAY, TEESSIDE INDUSTRIAL ESTATE, STOCKTON ON TEES TS17 9LT

Approx. 705 m² (7,589 sq ft)

CONNECT
PROPERTY
01642 602001

LOCATION

The premises are located on Dukesway which links directly to Thornaby Road (A1044), the principal road linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate.

Access to the estate can be gained via Thornaby Road (A1044) linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate. A new roundabout access has also been created directly from the A174 providing a direct road link to the A19(T).

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is one mile from the A19(T) and 3 miles from the A66(T). Main line rail services are available at Middlesbrough and Darlington, port facilities at Port of Tees and Hartlepool and air services at Durham Tees Valley International Airport.

DESCRIPTION

The property comprises a factory / warehouse unit of steel portal frame construction under a dual pitched roof to an effective eaves height of approx. 5.5m. The roof is interspersed with translucent roof light panels. Loading to the unit is serviced via 2 roller shutter doors giving access to a hardstanding / loading area.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal area:-

Unit 38B 705 m² (7,589 sq ft)

TERMS

The unit is available To Let by way of a new Full Repairing and Insuring lease for a term of years to agreed at a commencing principal rent of £38,000 plus vat per annum.

RATING ASSESSMENT

Assessed at £32,500. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The EPC Asset rating is D (100)

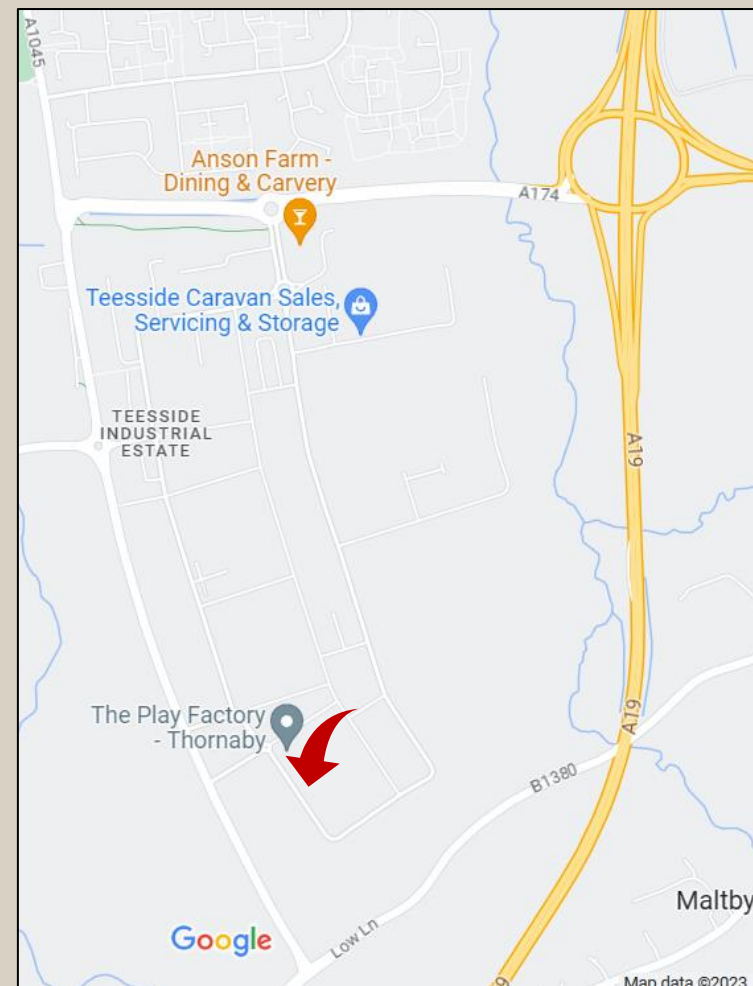
VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

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