



TO LET

TOFTS FARM INDUSTRIAL ESTATE BRENDA ROAD
HARTLEPOOL TS25 2DH

Approx. 4,676.68 m² (50,339 sq ft)

CONNECT
PROPERTY
01642 602001

LOCATION

Hartlepool is located approximately 12 miles north of Middlesbrough and is accessed via the A689 which in turn gives excellent access to the A19 and from there the region's principal road networks beyond.

The premises are situated on Tofts Farm Industrial Estate approximately 2 miles south of Hartlepool Town Centre, close to the Seal Sands Terminal and the mouth of the River Tees which is accessed by the B1277 (Brenda Road) in Hartlepool.

DESCRIPTION

The property comprises modern industrial / warehouse facilities of varying ages and construction. Essentially the property is of steel portal frame construction with varying effective eaves heights ranging from 4.89 metres to 6.35 metres with profile metal sheet cladding above and to the roof.

Access to the unit is by way of various up and over roller shutter doors and concertina doors.

To the front of the building is a two storey office block incorporating offices, WC facilities, large reception and works canteen.

ACCOMMODATION

We understand that the premises provide the following approximate gross internal areas:-

Office	161.83 m ²	1,742 sq ft
Warehouse	4,514.85 m ²	48,597 sq ft
Total	4,676.68 m ²	50,339 sq ft

TERMS

The premises are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £102,000 per annum exclusive.

RATING ASSESSMENT

Further information is available upon application, however we recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C (75). A full copy of the report is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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