



# TO LET

## Industrial Warehouse Unit

Unit 1 Stephenson Court, Skippers Lane Industrial Estate,  
Middlesbrough TS6 6UW

- Good access for A19 and A66
- Secure Site
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- Clear Span Warehouse
- 5.5m Effective Eaves Height (9.2m Apex Eaves Height)
- **Approx. 584 m<sup>2</sup> (6,286 sqft)**

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## LOCATION

The property is located on Stephenson Court accessed directly 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 unit comprises a steel portal framed constructed warehouse/industrial buildings with multi pitched double skinned and insulated roofs interspersed with translucent roof light panels. The effective eaves height is approx 5.5m rising to 9.2m at the apex.

The unit has been recently comprehensively refurbished and comprises ground floor offices, WC's and kitchen/breakout area, mezzanine storage and electrically operated insulated sectional shutter loading access directly to a block-paved circulation and parking area.

## ACCOMMODATION

We are advised that the unit provides the following approximate gross internal areas:-

|                |                               |
|----------------|-------------------------------|
| Warehouse      | 376 sq m (4,047 sq ft)        |
| Office / Staff | 109 sq m (1,173 sq ft)        |
| Mezzanine      | 99 sq m (1,066 sq ft)         |
| <b>Total</b>   | <b>584 sq m (6,286 sq ft)</b> |

## TERMS

The unit is available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rent of £36,000 per annum plus vat.

## BUSINESS RATES

Rateable Value from 1<sup>st</sup> April 2023:

Unit 1 To be reassessed.

Interested parties should contact Redcar and Cleveland Council to confirm the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

C (60)

## VAT

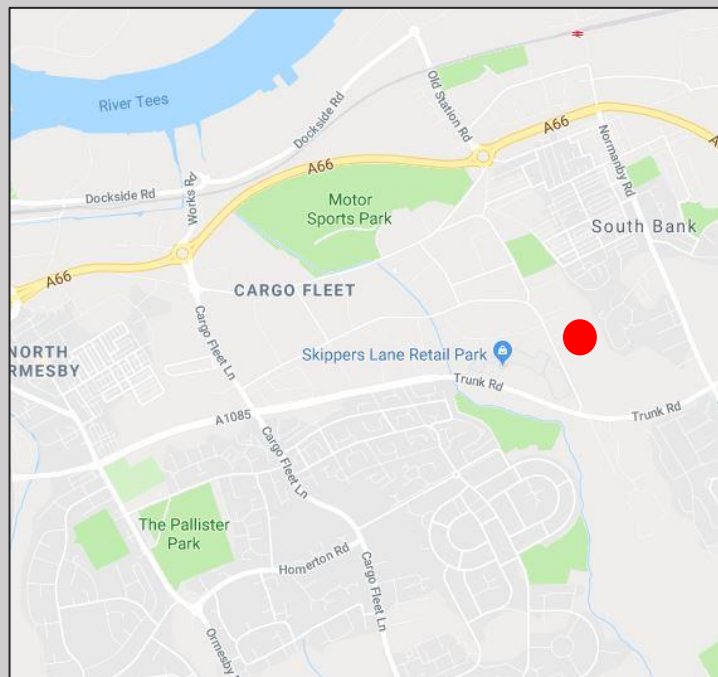
VAT is chargeable on rent, service charge and insurance costs.

## VIEWING

Strictly through the agents Connect Property North East:

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