



Workshop Unit and Yard

36 Earlsway, Teesside Industrial Estate, Thornaby TS17 9JU

- Ground Floor Offices / Mezzanine
- Workshop
- Secure Car Park / Yard
- Expansion Land
- **Approximately 569.40 sq m (6,122 sq ft)**
- **Site Area - 0.30 (0.75 Acres)**

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Connect Property North East

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LOCATION

Teesside Industrial Estate lies approximately 3 miles to the south east of Stockton and 4 miles to the south west of Middlesbrough within the conurbation of Teesside.

The subject building is positioned on Earlsway opposite the Mammoet facility.

DESCRIPTION

The property comprises a detached industrial / workshop unit, with metal sheet cladding, beneath an asbestos roof. The property has the following general specification:

- Cellular Offices
- W/C facilities
- Mezzanine
- Ground Floor Workshop
- 2 x Loading Doors
- Large Secure fenced and Gated Yard
- Temporary Rubb Building

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Description	Sq m	Sq ft
GF Offices	73	785
FF Mezzanine	73	785
Workshop	423.40	4,557
TOTAL	569.40	6,122
Temporary Rubb Building	100	1,083

TERMS

The property is available to let on a new FRI lease at £48,000 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £27,750. Interested parties should contact the Local Authority to establish the precise rates payable.

EPC

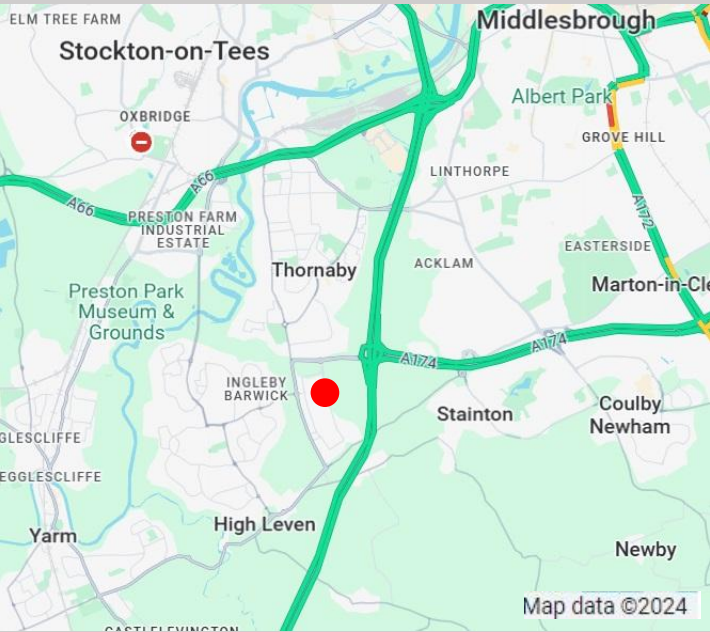
The EPC has been commissioned and will be available for inspection in due course.

VIEWING

Strictly through the agents Connect Property NE:

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