

To Let



Primrose Hill Industrial Estate

Wingate Way, Stockton-on-Tees, TS19 0GA

 **naylors**

To Let

Modern Industrial Units

709 – 7,781 sq ft

- Ideal starter units
- Established commercial location
- Adjacent to Stockton Railway Station



Location

The units are located in an established industrial location to the north of the River Tees in Stockton-on-Tees, immediately adjacent to Stockton Railway Station.

The units are close by to the A66 and A19 providing easy access to the wider north east region.

Stockton Town Centre is also within walking distance of the estate and notable nearby occupiers include GSF Car Parts, Halfords Autocentre and Vets4Pets.

Description

A range of units are currently available all of brick and clad construction and steel profile sheet roof with circa 10% skylights. The wider estate provides 24 hour access and is secure having CCTV coverage. Each unit contains a kitchenette and WC. The estate provides an excellent choice for those seeking a versatile, secure and well equipped space to grow their business.

Accommodation

Unit 1:	7,781 sq ft
Unit 7:	3,467 sq ft
Unit 15:	709 sq ft
Unit 16:	737 sq ft
Unit 19:	726 sq ft
Unit 20:	726 sq ft

Terms

The properties will be available on new FRI leases for a term of years to be agreed.

Rent

Unit 1:	£58,357.50 pa
Unit 7:	£27,736.00 pa
Unit 15:	£8,508.00 pa
Unit 16:	£8,844.00 pa
Unit 19:	£8,712.00 pa
Unit 20:	£8,712.00 pa

EPC

Please contact Naylors.

Rateable Value

Please contact the relevant local authority.

Legal Costs

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

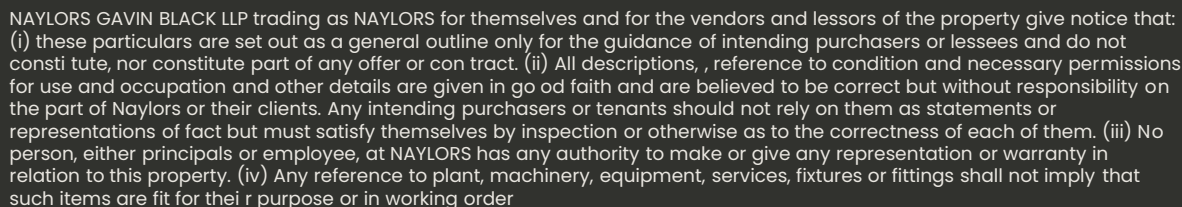
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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naylors.co.uk