

**For Sale
May Let**



Unit 1, Primrose Hill Industrial Estate

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

 **naylors**

For Sale May Let

Industrial Unit

7,781 Sq Ft (722.90 Sq M)

- Freehold
- Available immediately with vacant possession
- Detached industrial unit
- Loading and parking



Location

The unit is located in Primrose Hill Industrial Estate to the north of the River Tees in Stockton-on-Tees, immediately adjacent to Stockton Railway Station. The unit is close 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, Halford Autocentre and Vets4Pets.

Description

The property comprises a detached industrial unit of steel portal frame construction with block work and clad elevations under a profile sheet pitched roof, with circa 10% skylights. The warehouse area specification includes concrete flooring, high bay LED lighting and an electrically operated roller shutter door measuring 4.97m wide x 5.02m high. Minimum eaves height in the warehouse is 5.40m to the haunch extending to a maximum eaves height of 7.10m to the apex. The office and amenity block contains offices over ground and first floors which are carpeted and include suspended ceiling with LED and fluorescent tube lighting. Additionally, there are two WCs and a kitchenette, along with entrance lobby. Externally the property benefits from a sizeable block paved parking and loading yard area with circa 22 car parking bays.

Accommodation

We have measured the property on a Gross Internal Area basis and advise the following floor areas:

Warehouse:	627.16 sq m
Ground Floor Office & Amenity:	48.47 sq m
First Floor Offices:	47.27 sq m

Total:	722.90 sq m (7,781 sq ft)
---------------	--------------------------------------

Quoting Terms

The freehold is available for a sum of £585,000 exclusive.

A new FRI lease is also available for a term of years to be agreed. POA.

Rateable Value

The property has a current rateable value April 2026 of £42,250.

EPC

The property has a rating of C 68.

Legal Costs

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

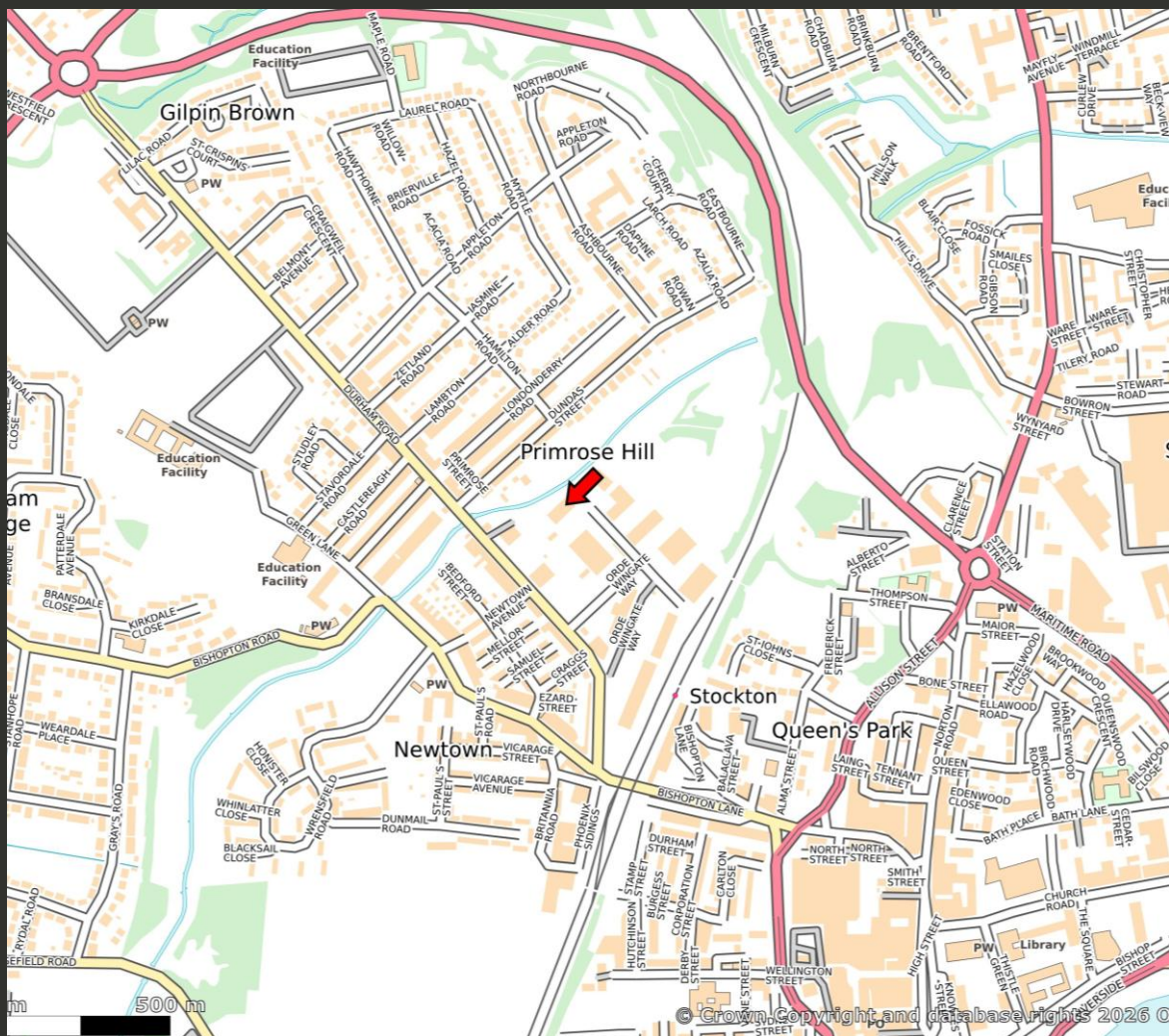
VAT

All rents and prices quoted are exclusive 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)/purchaser(s).





For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylors.co.uk

Tobi Morrison
T: 07734 229 958
E: tobimorrison@naylors.co.uk



Naylors
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
[naylors.co.uk](https://www.naylors.co.uk)

NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order