



3 Greatham Street

Hartlepool, TS25 1PU

 **naylors**

For Sale

**On behalf of the Joint
Administrators Bob Maxwell
and Ian Royle of BTG Begbies
Traynor**

Freehold Industrial/Warehouse Unit

88,511 Sq Ft (8,233 Sq M)

- Vacant possession
- Suitable for manufacturing or distribution
- Good links to A19
- Potential redevelopment opportunity subject to planning

Location

The property is situated on the southern side of Greatham Street, within the Long Hill Industrial Estate, approximately two miles to the south of Hartlepool town centre. The immediate surrounding area is industrial in nature, comprising similar industrial premises.

Hartlepool has a population of approximately 92,000 and lies within the county of County Durham being approximately 12 miles north of Middlesbrough, 19 miles east of Durham, and 13 miles north east of Stockton on Tees.

Greatham Street leads directly to the A689 Belle Vue Way, a short distance to the west. The A689 is the primary autoroute serving the town and provides a direct connection to the A19, approximately 6 miles to the south west and onwards to the A1(M) Motorway at Junction 60, approximately 15 miles to the west.

Description

The property comprises a substantial industrial property of steel portal frame construction with a mixture of solid brick and concrete blockwork elevations, some of which are clad in metal decking. The property is surmounted by a 5 bay pitched metal decking and cement sheet roof, incorporating Perspex roof lights.

The property has been extended to the northern elevation by way of a single storey extension with solid brick elevations surmounted by a flat roof, having uPVC double glazed windows. Attached to the western elevation is a two-storey modular portacabin providing additional office space.

Internally, the property provides a workshop/ manufacturing facility with partition walls separating the property into three open plan workshops over the ground floor only. There is a small mezzanine situated in the corner of the workshop. There is one steel roller shutter, along with three steel concertina loading doors. There is also a 6-tonne and a 10-tonne lifting crane. The workshops have an internal eaves height of approximately 6.8 metres. Within the single storey extension, there are a series of offices including a board room, a small kitchenette and staff WC's.

Externally, there is a concrete surfaced loading yard in the north west corner of the site, which has gated access off Greatham Street. To the west side of the building is a large extractor unit for wood shavings and sawdust. This is accessed via a narrow access off the loading yard. There are six marked car parking spaces to the front of the offices. We estimate the property extends to a total site area of approximately 1.00 hectare (2.48 acres).

Accommodation

Having measured the property in accordance with the RICS Code of Measuring Practice, we calculate that it provides the following floor areas

Ground Floor

Warehouse: 84,904 sq ft (7,888 sq m)

Offices: 2,567 sq ft (238 sq m)

Portacabin Office: 383 sq ft (36 sq m)

First Floor

Portacabin Office: 383 sq ft (36 sq m)

Mezzanine: 274 sq ft (25 sq m)

Total GIA: 88,511 sq ft (8,233 sq m)

Tenure

The property is offered Freehold with vacant possession upon completion.

EPC

The property has an EPC rating C.

Business Rates

The property has a rateable value of £81,000 (April 2026).

Price

Offers are invited for the freehold interest at a guide price of £1,800,000.

Town & Country Planning

Interested parties are encouraged to make their own enquiries with the local planning authority, Hartlepool Borough Council (01429 266522).

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers. It is understood that electric is supplied by the neighbouring property via a Services Agreement.

Legal Costs

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

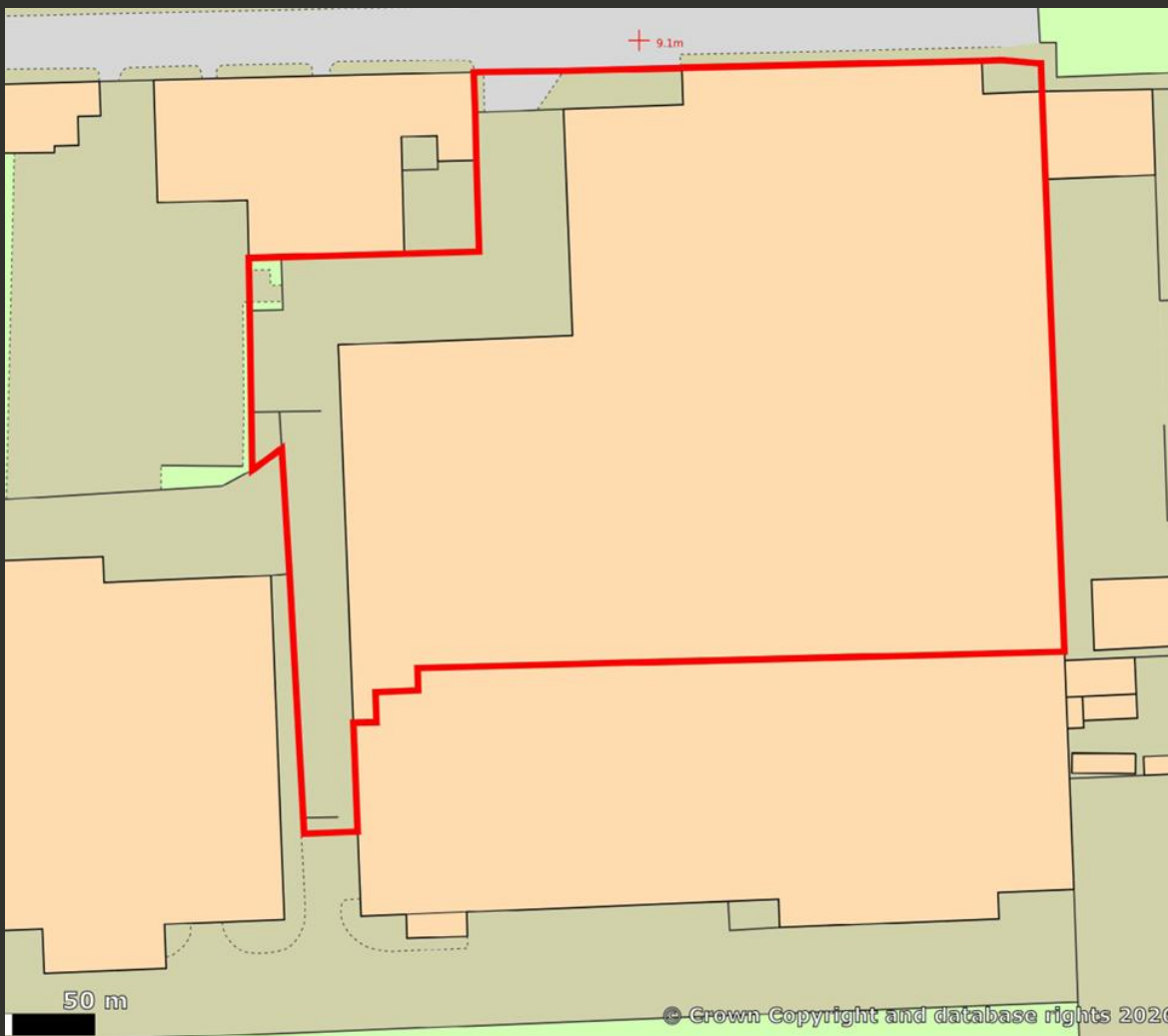
VAT

Prices are stated exclusive of VAT which may be applicable at the prevailing rate.

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 purchaser(s).





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