



Units 3, 7 & 9 Primrose Hill Industrial Estate

Orde Wingate Way, Stockton on Tees, TS19 0GA

 **naylors**

To Let

Modern Industrial Units

3,467 – 5,700 Sq Ft

- Approx. 5m eaves
- Recently refurbished
- Available immediately
- Sectional loading door
- Established and popular location

Location

Primrose Hill Industrial Estate is located off Durham Road, approximately 0.5 miles northwest of Stockton Town Centre, close to Stockton Railway Station. Primrose Hill Industrial Estate is an established commercial location providing modern industrial and office accommodation.

Description

The premises provide a modern industrial unit of steel portal frame construction to an effective eaves height of approximately 5.5m under a multi pitched roof interspersed with UPVC roof light panels. The premises are of steel frame construction with brick/blockwork to low levels and profile metal cladding above and to the roof.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Unit 3:	5,700 sq ft	(529.54 sq m)
Unit 7:	3,467 sq ft	(322 sq m)
Unit 9:	4,030 sq ft	(374.39 sq m)

Terms

The units are available to let by way of new leases on a Full Repairing and Insuring basis for a term of years to be agreed.

Rent

Unit 3: £45,600 per annum.
Unit 7: £27,365 per annum.
Unit 9: £32,240 per annum.

EPC

Unit 3: C (60)
Unit 7: C (56)
Unit 9: D (78)

Rateable Value

Unit 3: £31,500
Unit 7: £20,500
Unit 9: £23,000

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 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 purchaser(s).





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