



Sanderson  
Weatherall

# FOR SALE

## Potential Development Opportunity



155 - 157 CENTRAL AVENUE, BILLINGHAM TS23 1LF

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## Accommodation

We calculate that the premises provide the following approximate net and gross internal areas:-

Area - GIA	Sq. m	Sq. Ft
155 Cenral Ave	934	10,054
157 Cenral Ave	445.92	4,800
Total	1,379.92	14,854
Total Site Area	2.45 ha	(6.1 acres)

- Site extends to approx. 2.45 hectares (6.1 acres)
- 1 hectare (2.47 acres) has been granted outline planning consent for industrial use
- Good access to the A19
  - Offers invited
  - May split

## Location

The property is located approximately 1 mile from Billingham Town Centre and 1 mile from Belasis Business Park.

Nearby occupiers include: Major UK quoted companies within 2 miles include Johnson Matthey, Fujifilm (Diosynth Technologies), ABB, Tracerco, CF Fertilisers, SNF Oil and Gas, Quorn, Venator (formerly Huntsman Chemicals) and Chemoxy.

The site is 1 mile from the A19 and 6 miles from Durham Tees Valley Airport. The A19 is one of the regions principal highways.

## Description

155 Central Ave – The former Billingham Press Limited building comprises of a single story section fronting Central Ave which includes offices, reception and warehouse / manufacturing area. To the rear there is a modern warehouse.

157 Central Ave - The premises comprise a single storey concrete framed building with part metal profile clad and part brick-work elevations under a pitched roof. The premises are a former gymnasium which has been converted internally to provide office and workshop accommodation.

Externally, there is a car park area with space for approximately 40 vehicles. To the rear of the premises is an area of grassed and fenced development land.

## Planning

Circa 1 hectare (2.47 acres) has been granted outline planning consent on the 8<sup>th</sup> May 2017. This is for the industrial development for the land at the rear of 157 Central Avenue, Billingham.

We would advise that any prospective purchaser looking to redevelop the site should look to satisfy themselves and make their own enquiries in this regard with the Planning and Development at Stockton Borough Council - Ref: 17/1207/OUT

## Further Investigations

Interested parties should satisfy themselves with regards to the ground conditions or indeed any other matter with regards to the condition of the property/land or the existence of any deleterious materials within.

## 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.

## Legal Costs

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





### Terms

The site is available for sale with the benefit of its existing planning permission. Offers in the region of **£595,000** are invited for our clients freehold interest.

### VAT

All prices quoted are exclusive of VAT.

### Services

We understand that the property is connected to all main services, however, we recommend that all interested parties make their own enquiries in this regard.

### Energy Performance Certificate

A full copy of the EPC is available upon request.

### Rating Assessment

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority.





## Viewings and Further Information

Strictly by prior appointment with the agents:

Chris Dent

**0191 269 0104**

**chris.dent@sw.co.uk**

## Sanderson Weatherall

**Roseberry House, 3 Kingfisher Way,  
Stockton on Tees, TS18 3EX**

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