



## Modern Industrial Unit

7,826 ft<sup>2</sup> (726.99 m<sup>2</sup>)

- Available Spring / Summer 2023
- Rarely available
- Modern end-terraced unit
- Office and amenity space
- Ample parking

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## TO LET

Unit 1 Teesway Park, Stockton on Tees,  
TS18 2RS

### Location

The unit is located in Stockton on Tees just off Teesway and is adjacent to the A19 dual carriageway. Consequently, access to the regional road network is excellent. The immediate industrial estate comprises a wide range of occupiers such as Eriks, City Plumbing and Yess Electrical. There are also larger format out of town retail warehousing occupiers such as Dunelm and B&Q close by.

### Description

The property is an end-terraced industrial unit of steel portal frame construction with steel profile sheet double skin roof and block work walls overlaid externally. Internally the warehouse area has concrete flooring and retro fitted LED high bay lighting. Access is via two electrically operated sectional loading doors each measuring 4m wide by 4.45m high. Minimum eaves height in the warehouse is 6m to the haunch with maximum eaves height being 7.92m to the apex.

The unit also includes ground and first floor office and amenity space. The offices are carpeted with suspended ceilings and have LED lighting throughout. There is also a kitchen area, canteen and male, female and disabled WC facilities. Externally there is a tarmac car park and yard area to the front of the property with circa 14 car parking spaces.

### Accommodation

The property has the following Gross Internal Areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	437.30	4707
Ground Floor Offices & Amenity	149.99	1615
First Floor Offices & Mezzanine	139.7	1,504
<b>Total</b>	<b>726.99</b>	<b>7,826</b>

### Quoting Rent

£42,550 per annum exclusive.

### Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### EPC

The EPC rating is E (104).

### Business Rates

The current Rateable Value (2017) is £25,250. The proposed valuation from April 2023 is £30,500.

### Legal Costs

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

## TO LET

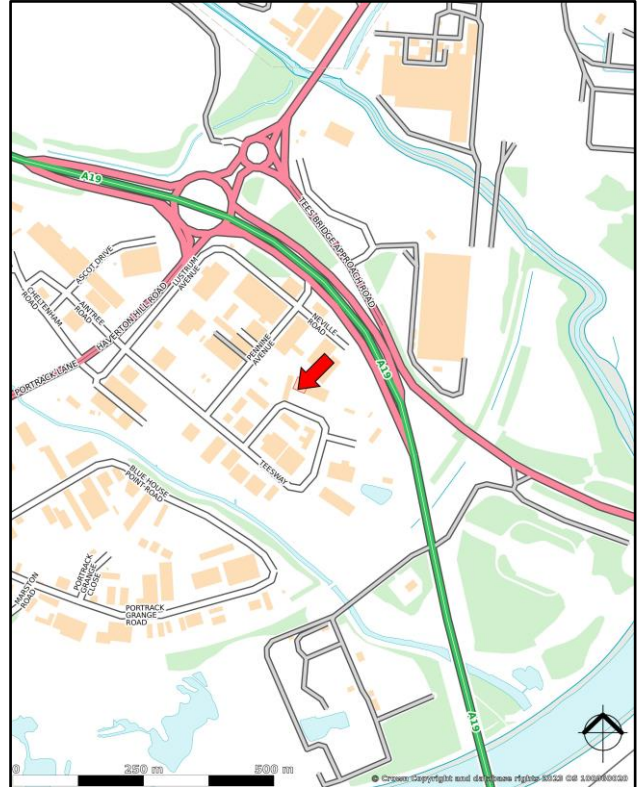
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### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### 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.







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