



## Industrial / Warehouse Premises 8,546 ft<sup>2</sup> (794 m<sup>2</sup>)

- Prominent trade counter / industrial unit opposite Lidl
- Close to Stockton Town Centre and the A66
- Extensive car parking and fenced yard

For further information please contact:

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### Location

The property is located on the A135 Riverside Road, Stockton on Tees to the north of the A66. Stockton is a suburb of Teesside which is situated to the west of the main A19 trunk road. The town centre is approximately a quarter of a mile north whilst to the west is a new Lidl supermarket and to the south Mecca Bingo. Retail outlets including Matalan, Home Bargains, Halfords and a Burger King are all within walking distance.

Transport links are excellent with the A66 connecting the A19 and A1(M). Durham Tees Valley Airport is in close proximity together with Darlington and Middlesbrough. Stockton train station is approximately 10 minutes walk whilst there is a bus stop within 2 minutes walk at the junction of A135 and A1305 which provides direct routes to local and regional centres.

### Description

The property comprises a semi-detached warehouse of steel frame construction with brick elevations under an asbestos clad roof.

There is an extensive trade counter fronting the property which has been recently refurbished to a high standard where there is toilet and kitchen facilities with offices to first floor level.

To the rear of the property there are stores and warehouse which is accessed via two roller shutter doors. There is a further small detached store situated to the rear of the site.

The office and warehouse areas have LED lighting and gas heating.

Externally the property has a number of car parking spaces which are shared with the adjoining occupiers and is surrounded by a secure fenced site.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to provide the following Gross Internal Area:

	M <sup>2</sup>	Ft <sup>2</sup>
<b>Trade Counter Office / Warehouse</b>	794	8,446

### Term

The property is available to lease by way of assignment or sub-lease. The property is held on a 15 year FRI lease from 1 October 2015 with 5 year rent reviews with a tenant only break on 30 September 2025.

### Rent

£40,060 per annum exclusive.

### Rating Assessment

The Valuation Office Agency website describes the property as 'Builders Merchant'.

Rateable Value (2023 List): £43,500.

### EPC

An EPC is available upon request.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

**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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

