

LOTUS HOUSE, SOTHERBY ROAD, SKIPPERS LAND INDUSTRIAL ESTATE, MIDDLESBROUGH, TS6 6LP

Trade Counter / Industrial Warehouse Unit with Yard



THOMAS : STEVENSON

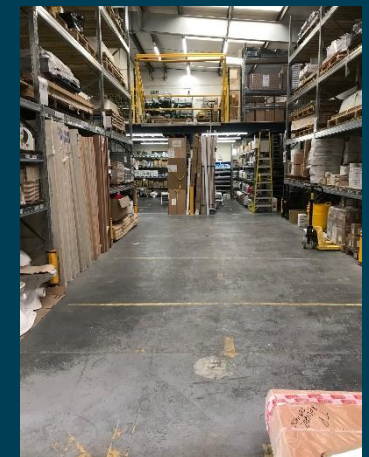
CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is situated on the spine road which runs through Skippers Lane Industrial Estate. Occupiers nearby include Balfour Beatty, Travis Perkins, Screwfix and HSS Hire.

This long established industrial Estate is located 2 miles east of Middlesbrough Town Centre easily accessed via the A66.

DESCRIPTION

The property is an Industrial Unit with two storey integral offices and staff facilities.

In addition there is a small mezzanine unit. There is personnel access at the front and rear with additional trade counter entrance and Roller Shutter door on the rear elevation facing the substantial Yard area at the rear.

There is a wide access at the front via Sotherby Road which provides easy access to the rear yard which is part tarmacadam and part hardstanding.

ACCOMODATION

| | | |
|---------------------------|----------------|---------------|
| Ground Floor | 419.4 sq m | (4,514 sq ft) |
| First Floor and Mezzanine | 169.2 sq m | (1,821 sq ft) |
| Total | 588.6 sq m | (6,335 sq ft) |
| Total site area | 0.378 hectares | 0.93 acres |

RATEABLE VALUE

The property has a Rateable Value of £21,000

TENURE

The property is available on a new lease for a term of years to be agreed at a rent of £32,500 pa plus vat.

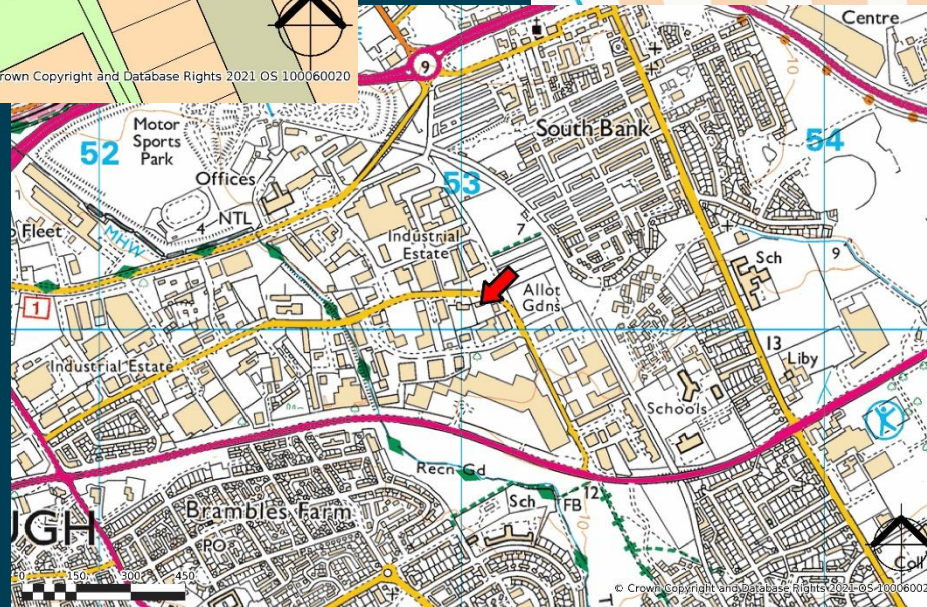
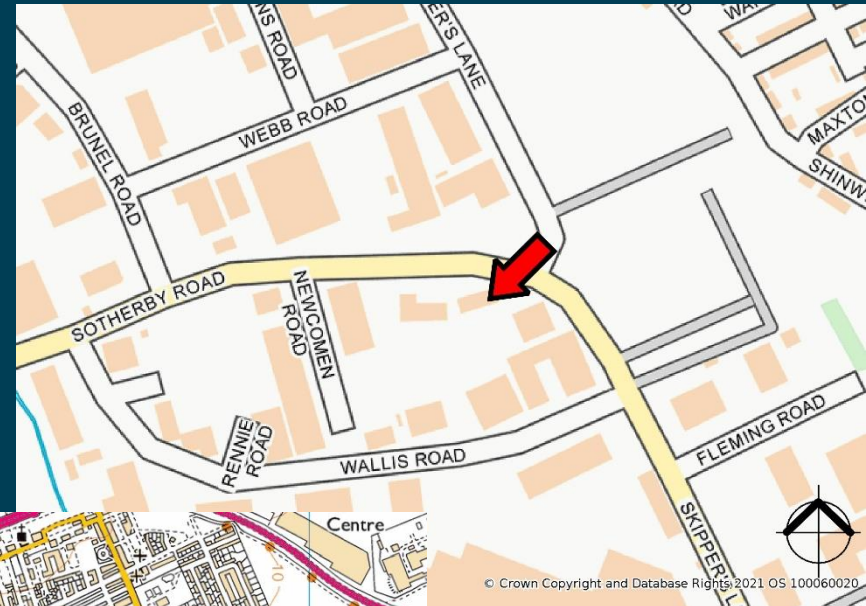
VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Paul Stevenson on 01642 713303

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Energy performance certificate (EPC)

| | | |
|--|---------------------------|--|
| Lotus House Sotherby Road South Bank MIDDLESBROUGH TS6 6LP | Energy rating E | Valid until: 26 March 2022 Certificate number: 0270-3966-0342-3650-2024 |
|--|---------------------------|--|

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

598 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
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