

Unit 3, Tangent Business Park, Casebourne Road, Hartlepool, TS25 1FA

TO LET – WORKSHOP, STORAGE AND YARD



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is situated on Tangent Business Park off Casebourne Road within the established industrial location of Longhill Business Park.

Longhill Business Park is located approximately 1 mile south of Hartlepool town centre and approximately 6 miles from the A19 which links Hartlepool with the wider Teesside, County Durham and Tyne and Wear regions.

The estate is home to a number of established occupiers including Sims Metal Hartlepool, Niramax, Toolstation and Birtley Group.

DESCRIPTION

The premises comprise a single storey workshop with external, parking, loading area and secure compound.

The workshop is arranged to provide trade counter accommodation with staff amenities, internal and external lock-up storage.

The property benefits from palisade perimeter fencing and gated access to the rear yard, on-site security lighting and external CCTV.

ACCOMODATION

The approximate areas are as follows:

Workshop	81.68 sq m	(878 sq ft)
Stores	58.64 sq m	(631 sq ft)
Yard	0.065 ha	0.16 acres
Site area	0.11 ha	0.27 acres

RATING ASSESSMENT

The property has a Rateable Value of £6,500 and therefore benefits from small business rates relief. Interested parties should contact Hartlepool Borough Council to confirm the exact rates payable.

TENURE

The unit is available on a new fully repairing and insuring lease for a term of years to be agreed at an asking rent of £14,400 pa.

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SERVICE CHARGE

The property is subject to a Service Charge which contributes to the maintenance, repair and upkeep of the communal access road and site security. Please enquire for further details.

LEGAL COSTS

Each party is responsible for their own legal costs in respect of this transaction.

VAT

All prices/rents quoted are exclusive of VAT if applicable.

ENQUIRIES

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

Contact Jack Robinson / Paul Stevenson on 01642 713303

VIEWING

Viewings can be arranged by contacting Thomas : Stevenson direct.

Subject to Contract.

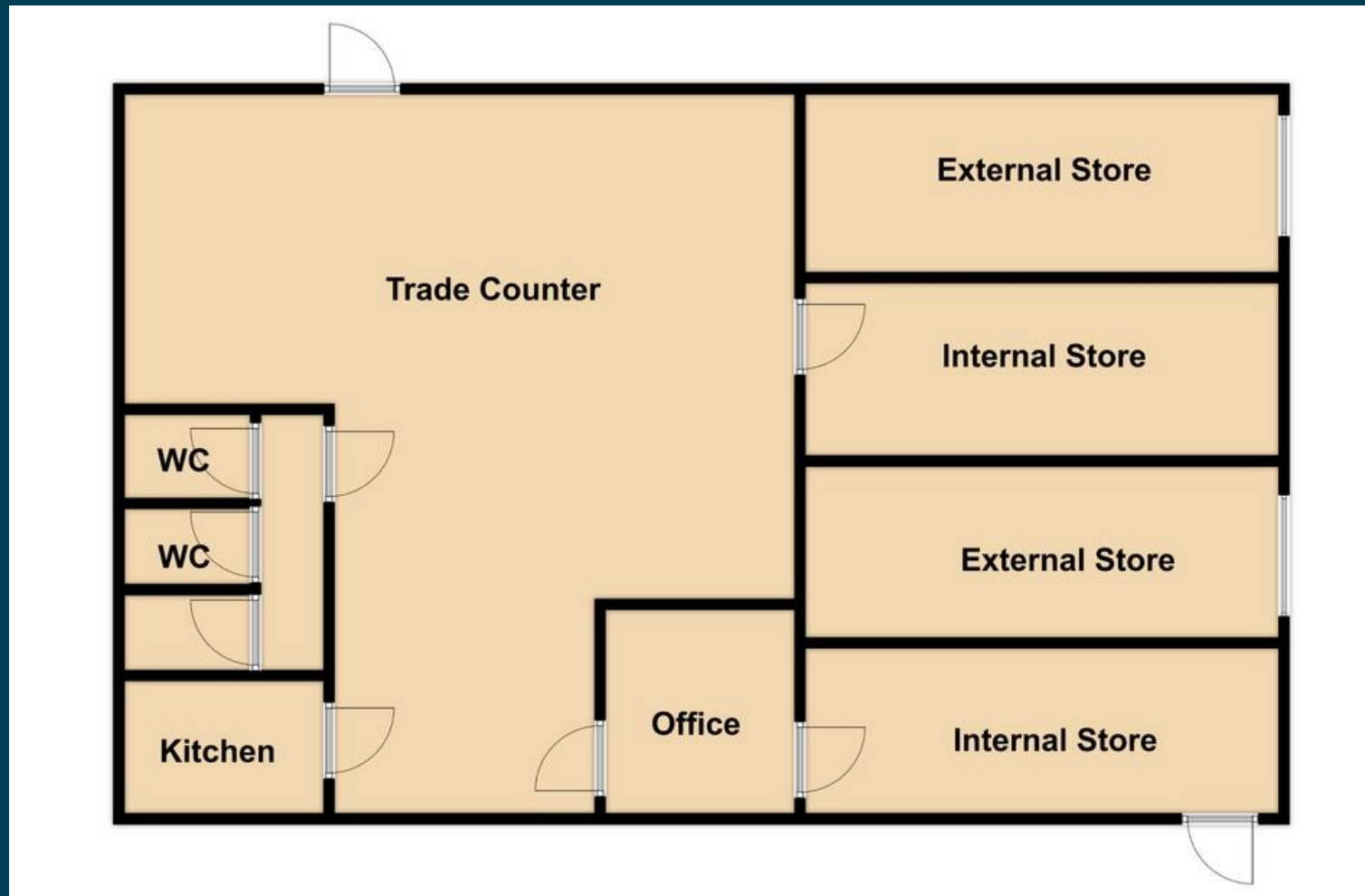
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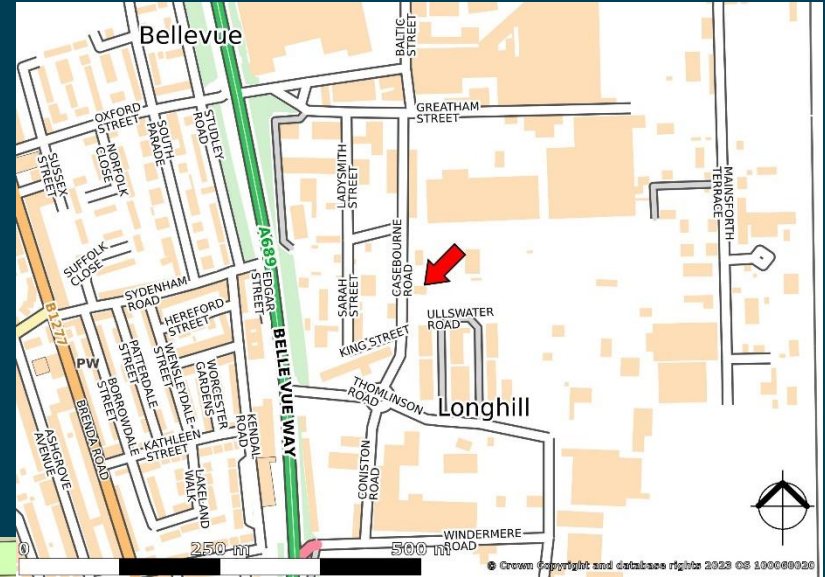
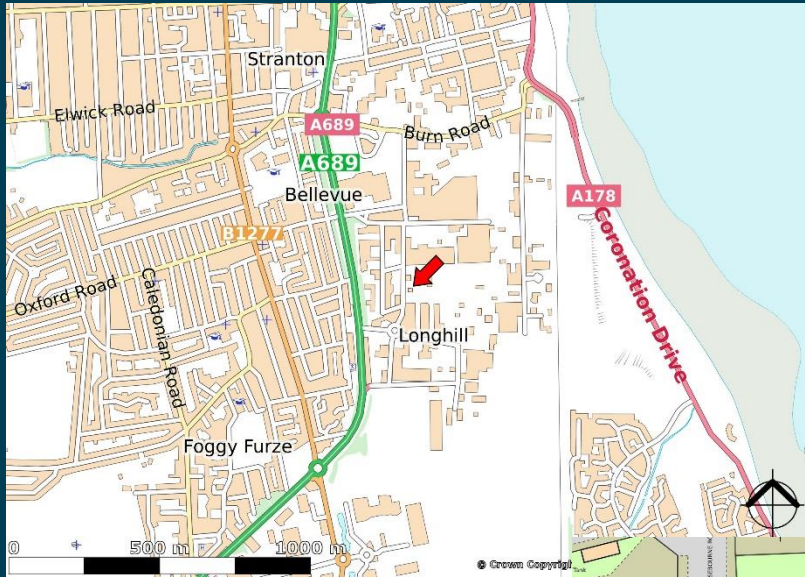
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Energy performance certificate (EPC)	
Unit 3 Tangent Business Park Casebourne Road HARTLEPOOL TS25 1FA	Energy rating C
Valid until: 30 October 2027	Certificate number: 9179-3080-0539-0090-0171
Property type	B1 Offices and Workshop businesses
Total floor area	147 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
Energy efficiency rating for this property	Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
This property's current energy rating is C.	
	How this property compares to others Properties similar to this one could have ratings: If newly built 28 B If typical of the existing stock 82 D
Properties are given a rating from A+ (most efficient) to G (least efficient).	

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

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 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;
- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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