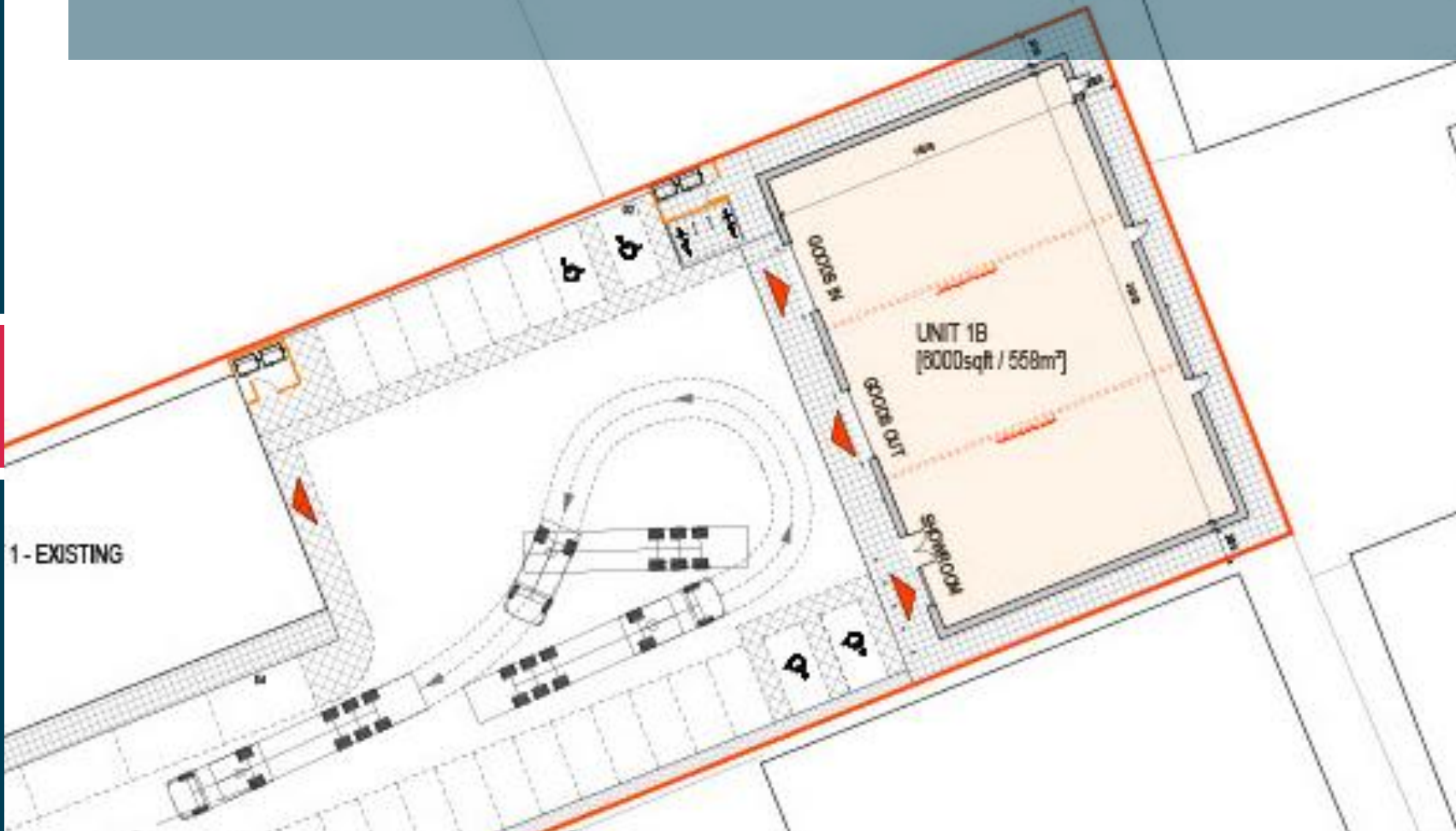


# 1B ELLERBECK COURT, STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5PT

TO LET : LIGHT INDUSTRIAL / TRADE COUNTER UNIT (TO BE CONSTRUCTED)



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

# 1B ELLERBECK COURT, STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5PT

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### LOCATION

The development is situated close to the junction of Ellerbeck Court and Ellerbeck Way, the principal route through Stokesley Business Park, this property is in an established location south of Stokesley town centre.

The site has been occupied by PVH Landrover for 22 years as a vehicle repair shop and premises. Other occupiers of the estate include Energis, Armstrong Richardson, Inlec and Waters Management.

### DESCRIPTION

The development will comprise a modern light industrial warehouse with associated office block and staff amenities.

The unit will benefit from a shared yard extending to circa 0.11 acres and parking for 27 vehicles. Subject to landlord's permission it may be possible to split the unit.

### ACCOMODATION

Warehouse                      557.40 sq m / 6,000 sq ft

The unit could be split to provide two / three smaller units.

### RATING ASSESSMENT

The premises will be assessed for business rates once completed. Interested parties should contact North Yorkshire Council for the exact rates payable.

### PROPOSED TERMS

The unit will be available via a new FRI lease for a number of years to be agreed at an initial rent of £10 per square foot.

The rent is exclusive of VAT, insurance, service charge and utilities.

### LEGAL COSTS

Each party will be responsible for their own costs in connection with the transaction.

### VIEWING

Expression of interest strictly through this office.

Jack Robinson / Paul Stevenson

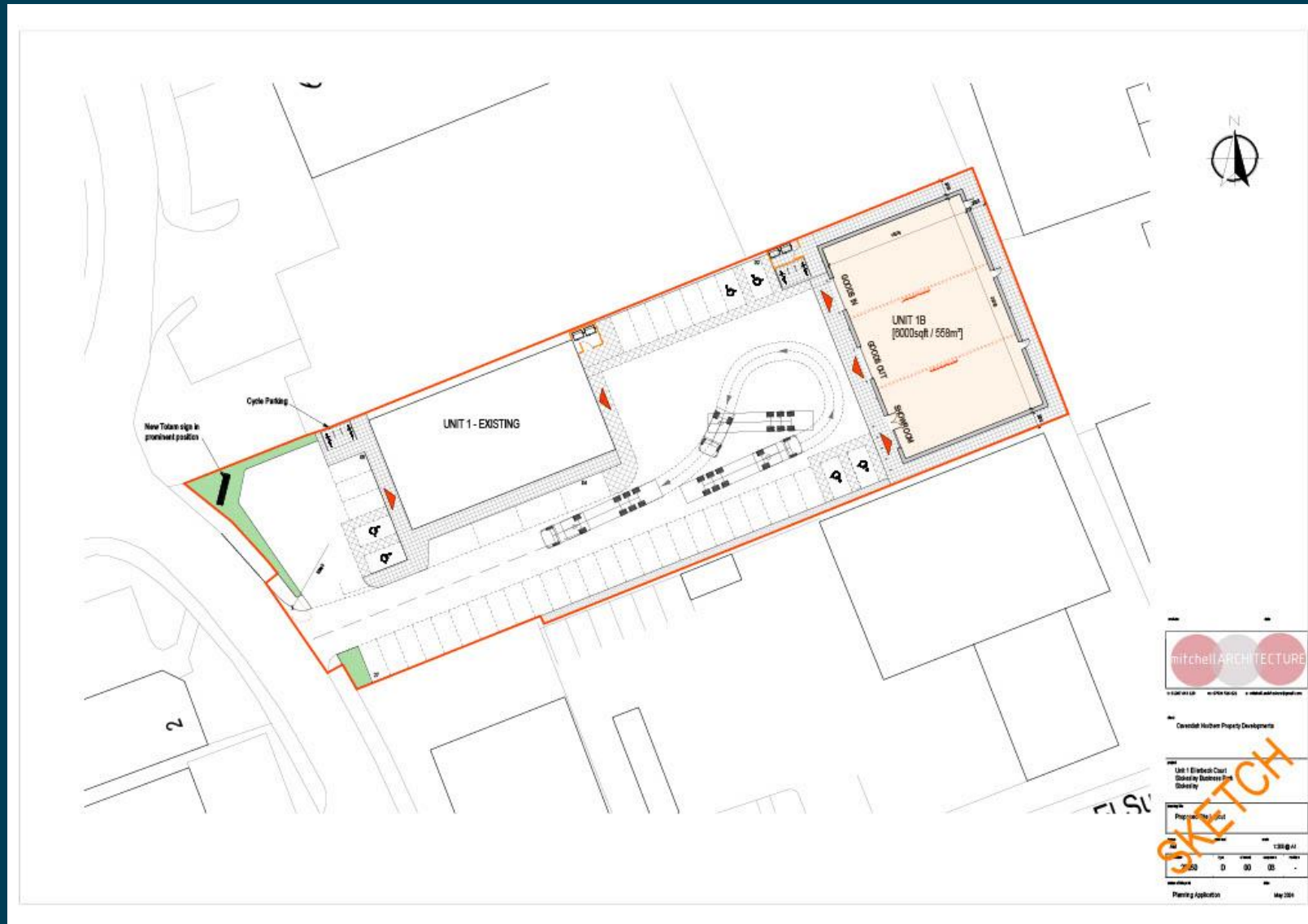
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Subject to contract

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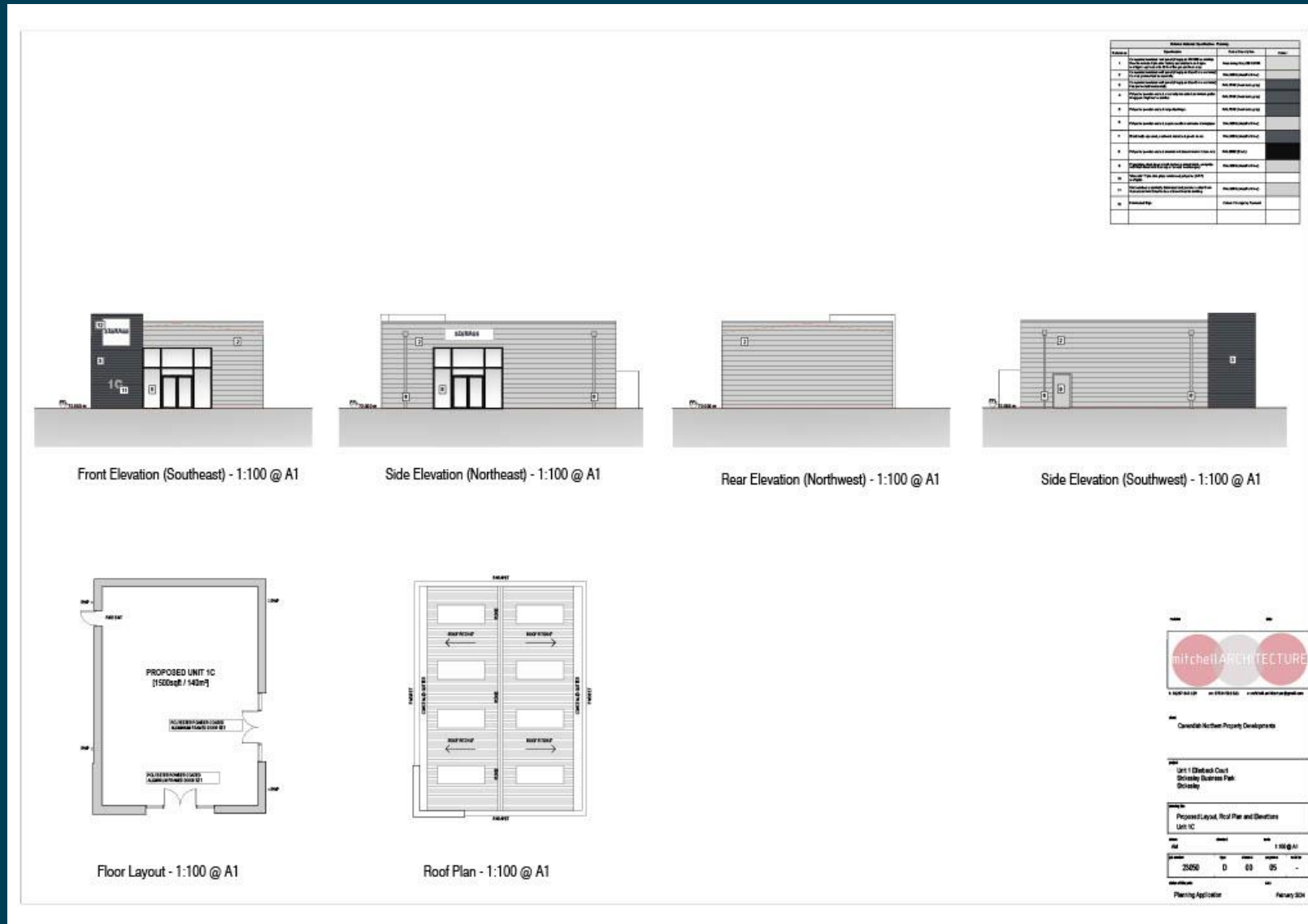
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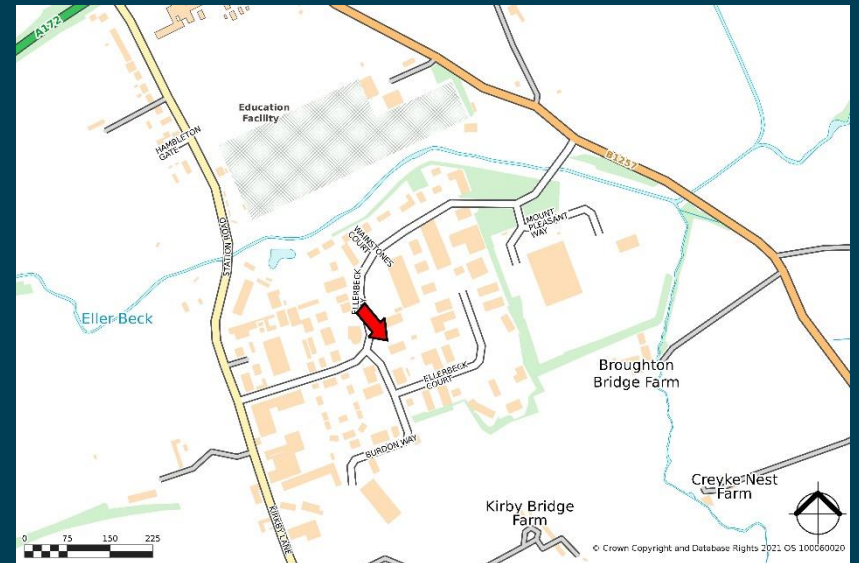
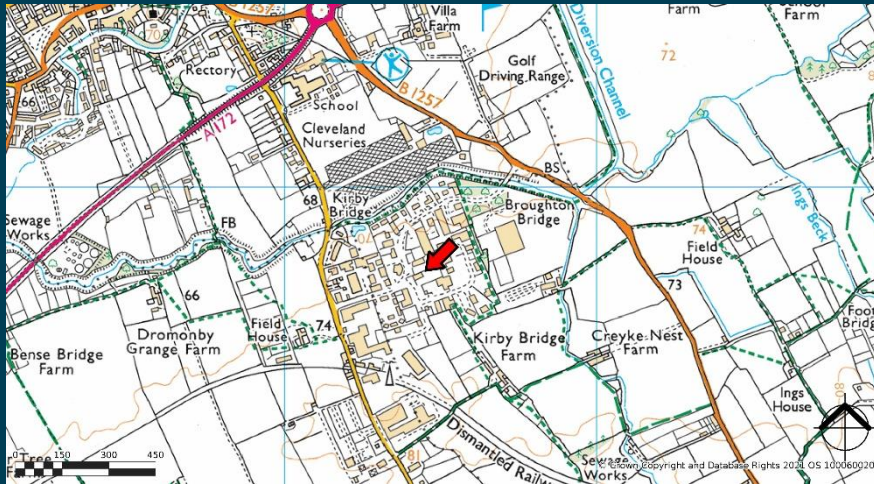
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To Let: Light Industrial / Trade Counter Unit (To Be Constructed)

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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;
- (iii) 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.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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