

**FORMER RAPID RESPONSE PREMISES, BLUES HOUSE POINT ROAD,  
PORTRACK GRANGE ROAD, STOCKTON ON TEES, TS18 2PW**  
FOR SALE : LIGHT INDUSTRIAL WAREHOUSE AND PREMISES



**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**

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## LOCATION

The premises are located on the North Tees Industrial Estate off Portrack Lane to the east of Stockton town centre. Portrack is the premier industrial location in Stockton and provides excellent access to the A19 and A66 via the Portrack Interchange.

Portrack Lane is a renowned location due to the number of retailers including Asda, Go Outdoors, B&Q, Dunelm and McDonalds etc. This prominence has led to the area being popular with various trade counter operators in the vicinity including Screwfix, Plumb Centre & City Electrical Factors.

## DESCRIPTION

The property comprises two interconnecting light industrial units with single storey offices, two warehouses and associated staff accommodation.

The premises benefits from parking, two roller shutter access points and external vehicle circulation areas on a secure, palisade fenced, 1.6 acre site. It is possible to split the building to provide two self-contained light industrial units.

## ACCOMODATION

The approximate areas are as follows.

Unit 1		
Warehouse	1,365.97 sq m	(14,703 sq ft)
Office	29.49 sq m	( 317 sq ft)
Unit 2		
Warehouse	1,366.43 sq m	(14,708 sq ft)
<b>Total</b>	<b>2,761.80 sq m</b>	<b>(29,728 sq ft)</b>

## RATING ASSESSMENT

The premises has a Rateable Value of £90,500. Interested parties should contact Stockton Borough Council for the exact rates payable.

## VAT

We understand the premises are not elected for VAT.

## PROPOSED TERMS

The freehold premises are available to purchase with offers invited.

## LEGAL FEES

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

## VIEWING

Strictly through this office

Contact Jack Robinson / Paul Stevenson

admin@thomas-stevenson.co.uk

01642 713 303

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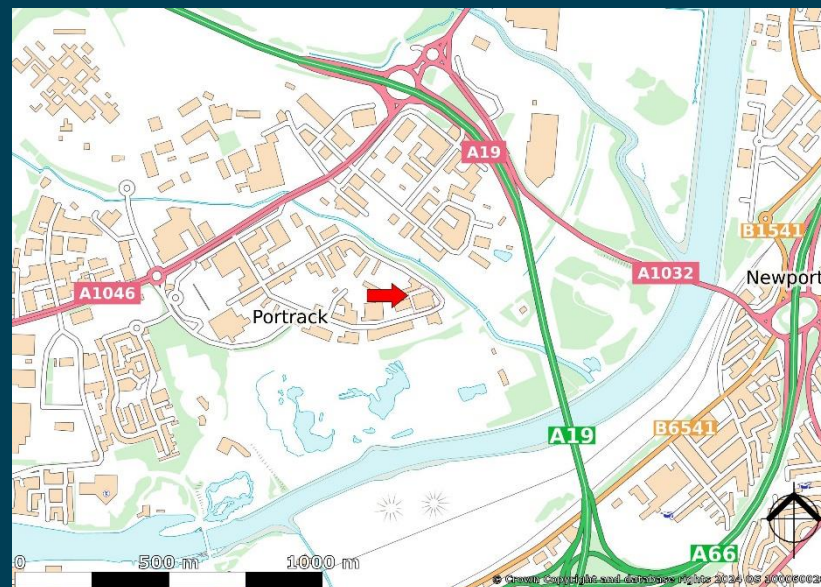
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