



TO LET

1 Sadler Forster Way, Teesside Industrial Estate, Thornaby on Tees TS17 9JY
Approx. 2,515 m² (27,071 sq ft) plus Yard

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on Sadler Forster Way, close to its junction with Perry Avenue in an area of the estate which is currently undergoing substantial improvement and development.

Access to the estate can be gained via Thornaby Road (A1044) linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate. A new roundabout access has also been created directly from the A174 providing a direct road link to the A19(T).

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is one mile from the A19(T) and 3 miles from the A66(T). Main line rail services are available at Middlesbrough and Darlington, port facilities at Port of Tees and Hartlepool and air services at Durham Tees Valley International Airport.

DESCRIPTION

The premises comprise a modern detached industrial unit of steel portal frame construction with part brick and blockwork elevations and profile metal cladding above and to the roof. Access to the warehouse via 3 up and over loading doors. The eaves height is approx. 6m.

There is a 2-storey ancillary office block to the front of the property providing a mixture of open plan and more cellular office space with suspended ceilings, gas fired heating, LED lighting and partial air-conditioning. In addition, the offices incorporate kitchen and WC facilities.

Externally the property benefits from a dedicated loading yard to the rear and extensive carparking to the front with space for approx. 40 cars.

TERMS

The building is available To Let with an asking rent of £162,000 per annum plus vat.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal area:-

Warehouse	1,929 m ²	(20,764 sq ft)
Stores/Plant	29 m ²	(312 sq ft)
GF Office	259 m ²	(2,788 sq ft)
FF Office	198 m ²	(2,131 sq ft)
Mezzanine	100 m ²	(1,076 sq ft)
TOTAL	2,515 m²	(27,071 sq ft)

RATING ASSESSMENT

The property is assessed for Rating purposes at £69,500. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The EPC Asset rating is D (95)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

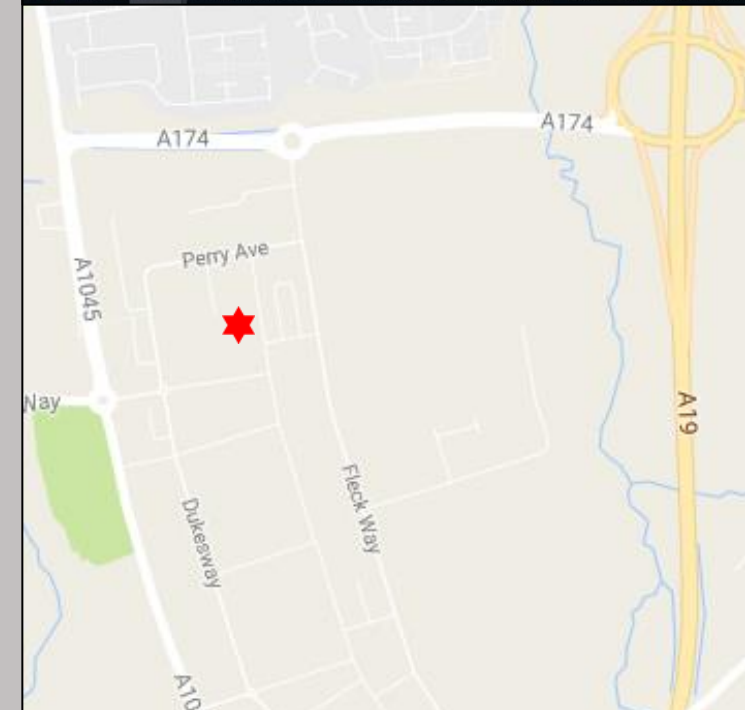
ddl: 01642 704930

Email: tim@cpne.co.uk

Jonathan Simpson

ddl: 01642 704931

Email: jonathan@cpne.co.uk



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