



TO LET

Industrial Workshop Unit

Brunel Road, Skippers Lane Industrial Estate
Middlesbrough TS6 6DT

1. Good access for the A66
2. Prominent Location
3. Secure Yard
4. Offices and Trade Counter
5. **Approx 678.84 sq m (7,307 sq ft)**

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LOCATION

The property is located prominently on the corner of Metcalfe Road and Brunel Road, on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the west.

DESCRIPTION

The property comprises a steel portal framed constructed warehouse/industrial building. Elevations are full height brick and blockwork beneath a pitched roof.

The unit has offices and a trade counter.

Externally the unit has a secure yard.

ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate gross internal areas:-

Warehouse	568.48 sq m	6,119 sq ft
Rear Office	8.00 sq m	86 sq ft
Trade Counter	102.46 sq m	1,102 sq ft
Total	678.84 sq m	7,307 sq ft

TERMS

The property is available to lease on full repairing and insuring terms at £27,000 per annum exclusive. Further information is available upon application.

BUSINESS RATES

From 1st April 2023 the rateable value will be £27,000. Interested parties should contact Redcar and Cleveland District Council to confirm.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C. A copy is available upon application.

LEGAL COSTS

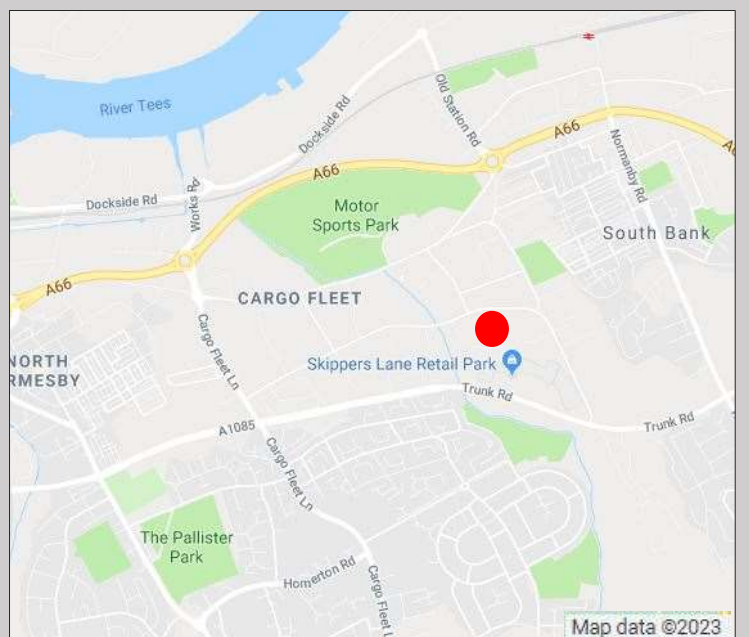
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

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