

TO LET – Trade Counter Premises

6C Perry Avenue, Teesside Industrial Estate, Thornaby on Tees TS17 9LN
From Approx. 381 m² (4,097 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on Perry Avenue which has main road frontage to the A174, the principal road linking the A19(T) with Thornaby and the Ingleby Barwick housing estate.

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).

The Anson Farm Pub, Greggs, Subway and Dominos are in an immediately adjacent parade and Screwfix and Howdens are opposite.

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 have recently been refurbished and comprise terraced trade/industrial units of steel portal frame construction with newly clad elevations, Glazed trade counter entrance doors plus access to the warehouse via insulated sectional up and over loading doors. The effective eaves height is approx. 8m.

Generous car parking, loading and general circulation will be to the front of the units.

ACCOMMODATION

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

Unit C 381 m² (4,097 sq ft)

TERMS

The units is available To Let by way of a new Full Repairing and Insuring lease for a term of years to agreed at a commencing rent of £36,875 per annum plus vat per unit.

RATING ASSESSMENT

To be re-assessed following the refurbishment. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

To be reassessed following refurbishment

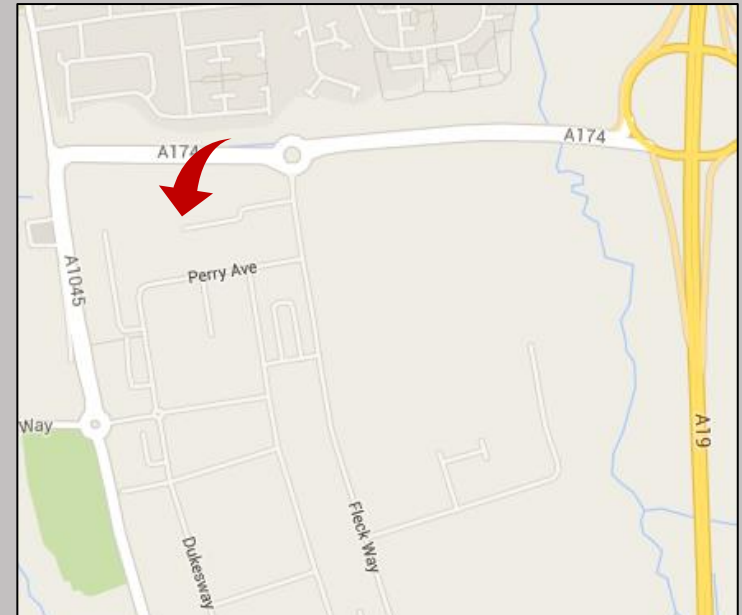
VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

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