



TO LET

Industrial Premises and Yard

4A Limeoak Way, St Ann's Industrial Estate, Stockton on Tees
TS18 2LS

- Popular Commercial Location
- Industrial Warehouse
- Up to 6.5 m Eaves Heights
- Ancillary ground floor offices
- **Approx. 601 sq m (6,471 sq ft)**

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3TS

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LOCATION

The premises are located on Limeoak Way on the established St Ann's Industrial Estate, Portrack Lane, Stockton on Tees. Stockton Town Centre is approximately 0.5 miles to the north west and the A19 approximately 1 mile to the east.

DESCRIPTION

The premises comprise a steel portal frame building with brick and blockwork infill walls up to a dual pitched roof interspersed with translucent roof light panels. The premises have an effective eaves height of approximately 5.2m rising to 6.5m at the apex. Access to the premises can be gained via a pedestrian access door and a roller shutter loading door approximately 5.2m high and 3.66m wide.

Internally, the property provides workshop/warehouse accommodation with supporting office, staff and WC facilities. Additionally, there is mezzanine storage in the premises.

Externally, there is an open part tarmac/part concrete surfaced area providing loading access and parking facilities.

ACCOMMODATION

The property has the following approximate Areas:

Description	Sq m	Sq ft
Warehouse	315	3,391
Office / Staff Facilities	143	1,540
Mezzanine	143	1,540
TOTAL GIA	601	6,471

TERMS

The premises are available by way of a new Full Repairing and insuring lease for a term of years to be agreed at a commencing rental of £21,000 per annum exclusive.

BUSINESS RATES

From verbal enquiries with the Local Rating Authority we understand that the property is assessed for rating purposes at £24,000. We recommend that interested parties contact the Valuation Office Agency directly to determine the precise rates payable on 01642 393 939.

EPC

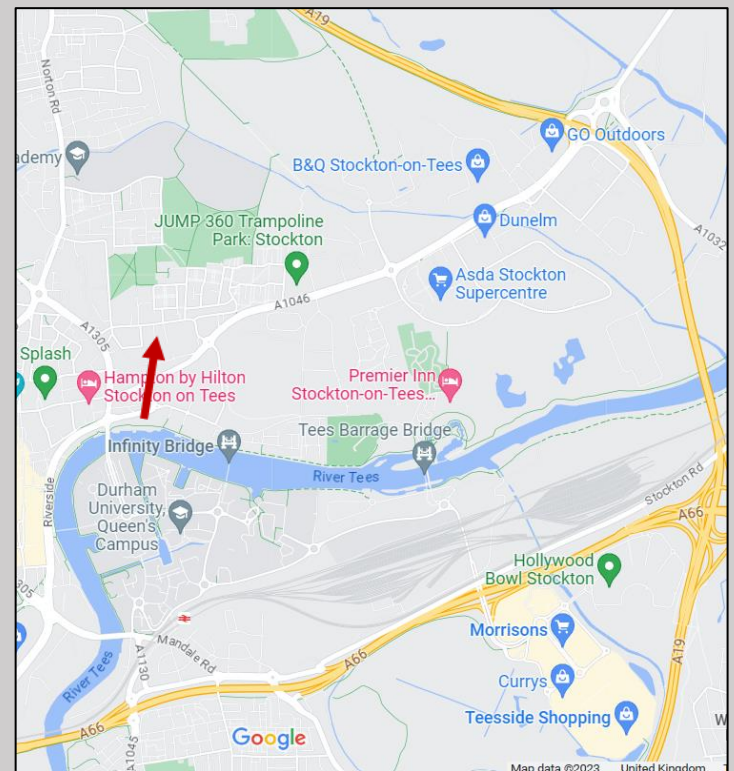
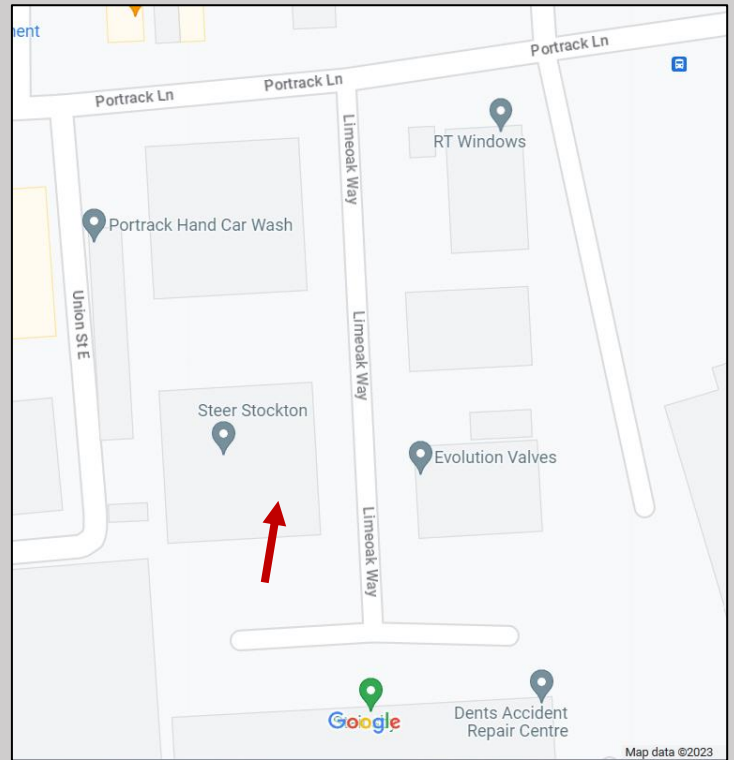
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VIEWING

Strictly through the agents Connect Property NE:

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Email: tim@cpne.co.uk



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