

To Let



Industrial / Warehouse Facility

Ethan House, 16 Royce Avenue, Billingham, TS23 4BX
Approximately 1,177.54 sq m (12,671sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located in Billingham. Royce Avenue is located on the Cowpen Industrial Estate which provides good access to the A19. Other occupiers on the estate include, KP Foods, PD Ports and Devereaux Transport.

ACCOMMODATION

The site is fully fenced and gated and incorporates the following:

GF Offices	204.75 sq m	(2,203 sq ft)
FF Offices	204.75 sq m	(2,203 sq ft)
Workshop	302.75 sq m	(3,258 sq ft)
High Bay Workshop	197.75 sq m (2,128 sq ft)
Ancillary FF Offices	65.54 sq m	(705 sq ft)

Detached Workshop 202 sq m (2,174 sq ft)

Total 1,177.54 sq m (12,671sq ft)

ENERGY PERFORMANCE CERTIFICATE

B(45) and C(67) – Copies available on request.



DESCRIPTION

The property incorporates the following specification:

- Two Storey Offices/ Meeting Rooms
- Works Canteen
- Approximately 6.2m Eaves – 8.2M Eaves
- Large Secure Yard Concrete Yard
- 3 x Large Vehicle Access Doors
- Separate Detached Workshop
- 1 Acre Site

TERMS

The property is available to rent on a new FRI lease at £75,000 per annum exclusive. Further information is available upon application.

RATING ASSESSMENT

We understand through verbal enquiries with the Local Rating Authority that the building has a rateable value of £45,000.

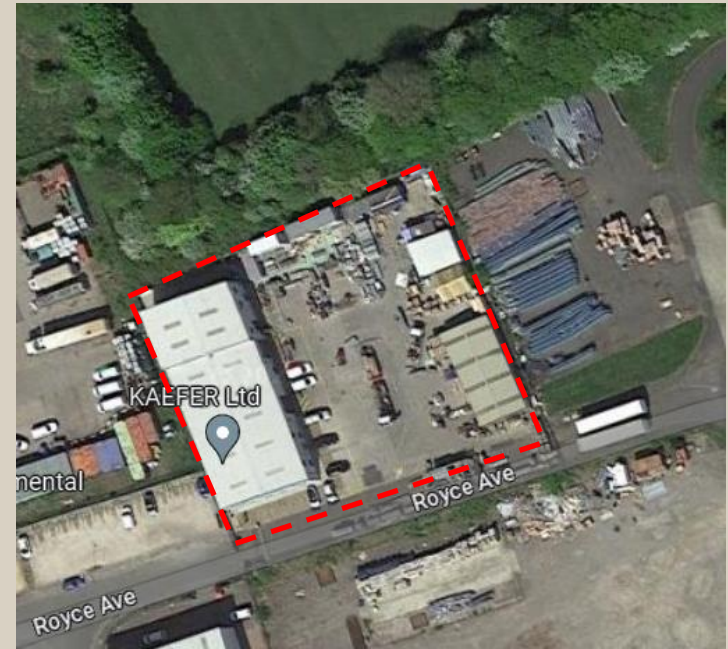
Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk



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