



TO LET

Industrial / Warehouse Facility

11 Cowpen Lane Industrial Estate, Macklin Av, Billingham TS23 4BY
Approximately; 1,188.04 sq m (12,786 sq 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 property provides the following accommodation:

	Sq m	Sq ft
Workshop	955.86	10,288
GF and FF Offices	232.18	2,498
Total	1,188.04	12,786

ENERGY PERFORMANCE CERTIFICATE – The EPC rating is C. Further information is available upon application.

TERMS

The property is available to rent on a new FRI lease at £57,500 per annum exclusive. Further information is available upon application.

RATING ASSESSMENT

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:

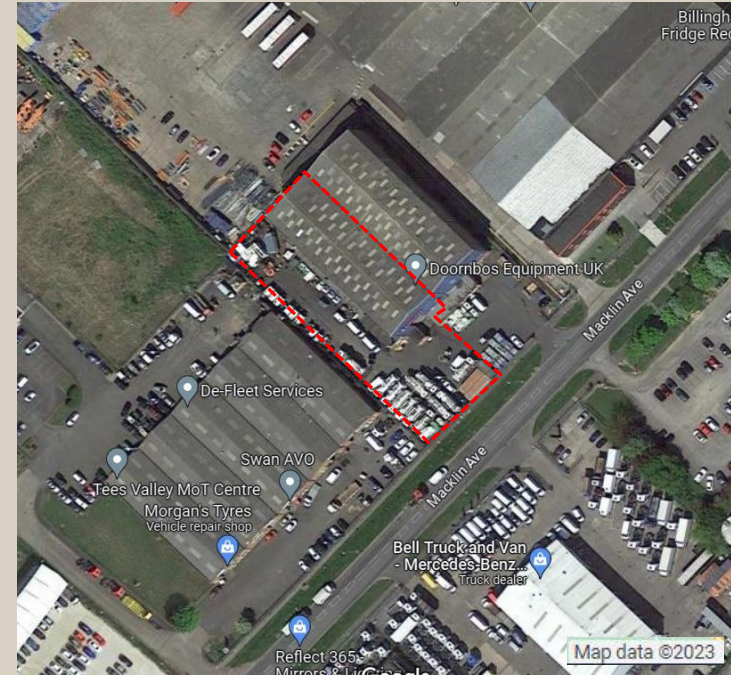
Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk

DESCRIPTION

The property incorporates the following specification:

- Two Storey Offices/ Meeting Rooms
- Works Canteen/ Ancillary areas
- 12 M Eaves
- 10T Crane
- 2 x Large Vehicle Doors
- Semi-detached Workshop
- Secure Yard



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