

**TO LET**  
subject to planning



## Detached Industrial Unit with Yard

Perry Avenue, Teesside Industrial Estate, Thornaby TS17 9LN  
Approximately: 2,262.60 sq m (24,355 sq ft)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than 1 mile from the A19 and 3 miles from the A66, both main arterial routes in the region.

A new roundabout has been created on the A174 providing a gateway entrance to the estate. Access can also be gained via the Thornaby Road (A1044) linking Thornaby Town Centre and the A19 with the Ingelby Barwick housing estate.

The well-established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix. The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets.

## ACCOMMODATION

The units have the following approximate gross internal floor areas:

Description	sq m	sq ft
Warehouse	1,787.40	19,239
Office	237.60	2,558
Mezzanine	237.60	2,558
<b>Total</b>	<b>2,262.60</b>	<b>24,355</b>

## ENERGY PERFORMANCE CERTIFICATE

The unit has been designed to incorporate energy efficiency measures including air source heat pumps and electricity generation through roof mounted photovoltaic panels.

Energy Performance certification will be undertaken on completion of construction.

## DESCRIPTION

Following the successful completion of 3 new units on Sadler Forster Way earlier this year (as pictured below), UK Land Estates has submitted a detailed planning application for a single detached warehouse unit with secure yard on the estate. Built to a similar specification to its predecessors, it will benefit from the following:

- Steel portal frame construction providing open plan warehousing
- New insulated steel sheet cladding and roofs
- Clear internal heights from 7.5 m
- Large secure yard
- 3 phase power supply, water & gas
- High quality office accommodation
- Environmental performance measures

## TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a minimum 10 year term. Rent will be dictated by build and tender costs but estimated to be in the region of £255,000 per annum plus vat.

## RATING ASSESSMENT

The buildings will be assessed upon completion.

## VIEWING

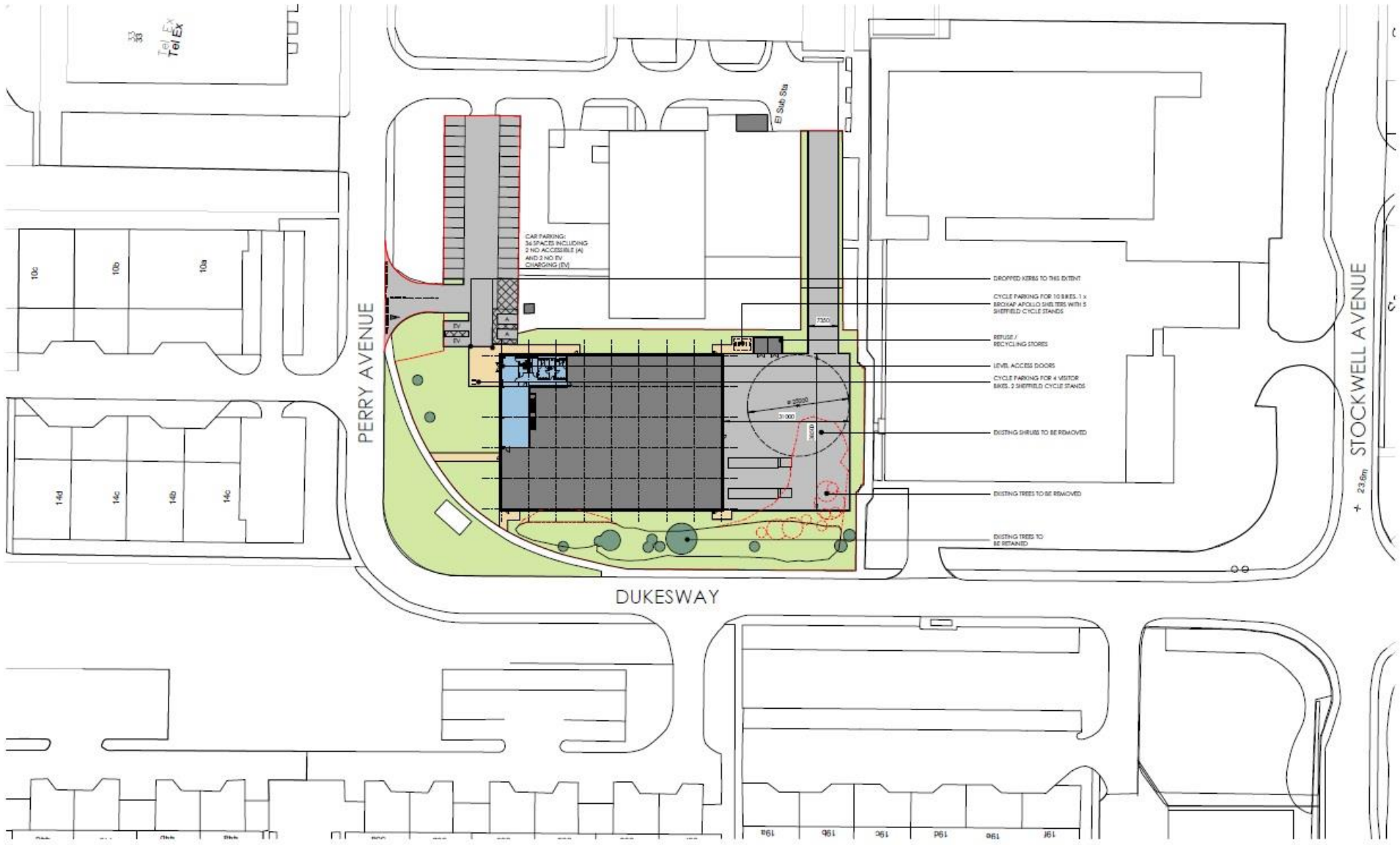
Strictly through the joint agents  
Connect Property North East:

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**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



*Sadler Forster Way Industrial Unit*



CAR PARKING:  
34 SPACES INCLUDING  
2 HD ACCESSIBLE (A)  
AND 2 HD BY  
COMBING (EV)

E1 Sub Sta

PERRY AVENUE

DUKESWAY

STOCKWELL AVENUE  
+ 23.6m

DROPPED KERBS TO THIS EXTENT

CYCLE PARKING FOR 10 BIKES, 1 x  
BENCH AND 10 SHIELD CYCLE STANDS

REFUSE /  
RECYCLING STORES

LEVEL ACCESS DOORS

CYCLE PARKING FOR 4 VISITOR  
BIKES, 2 SHEPHERD CYCLE STANDS

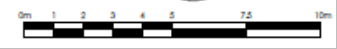
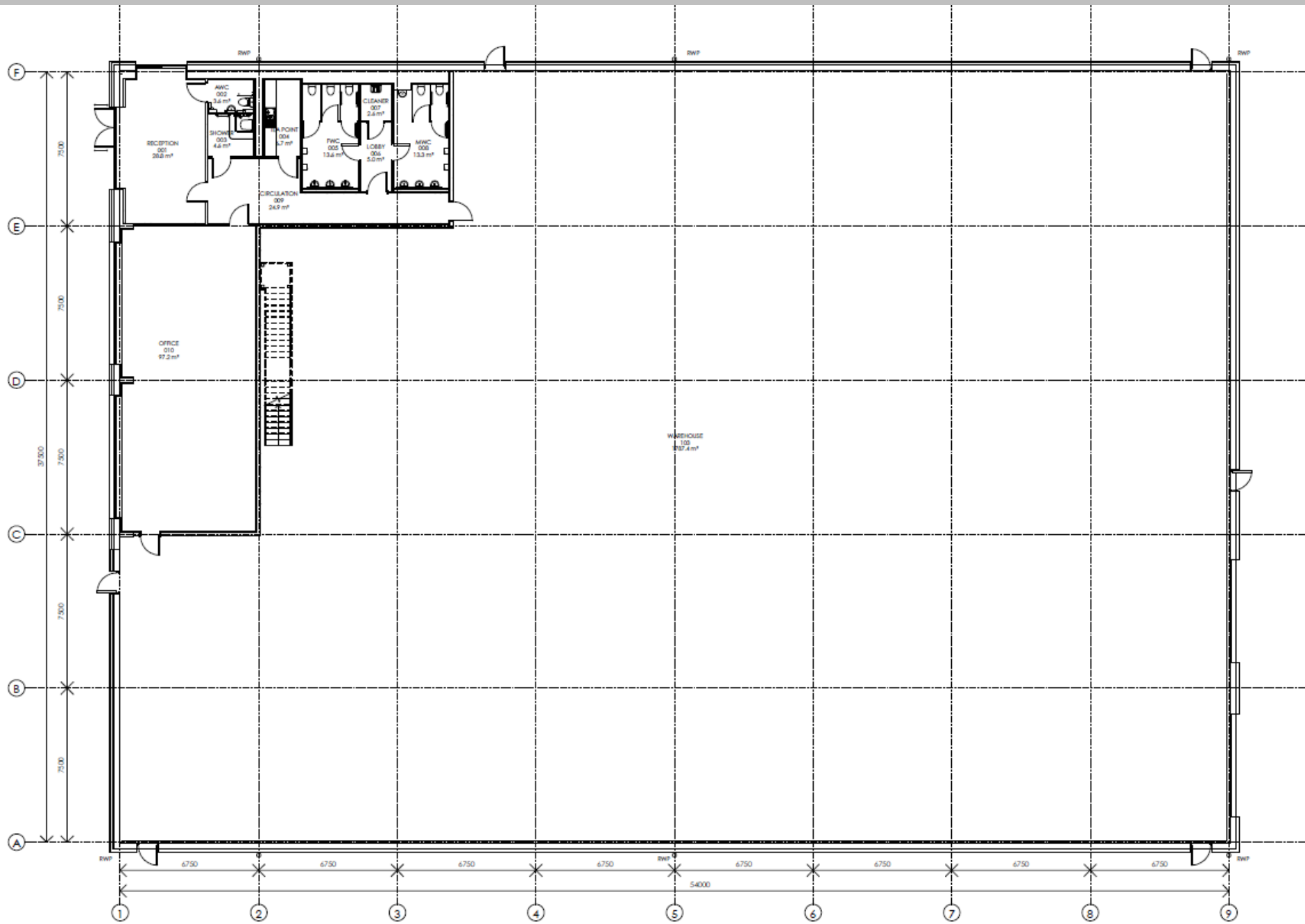
EXISTING SHRUBS TO BE REMOVED

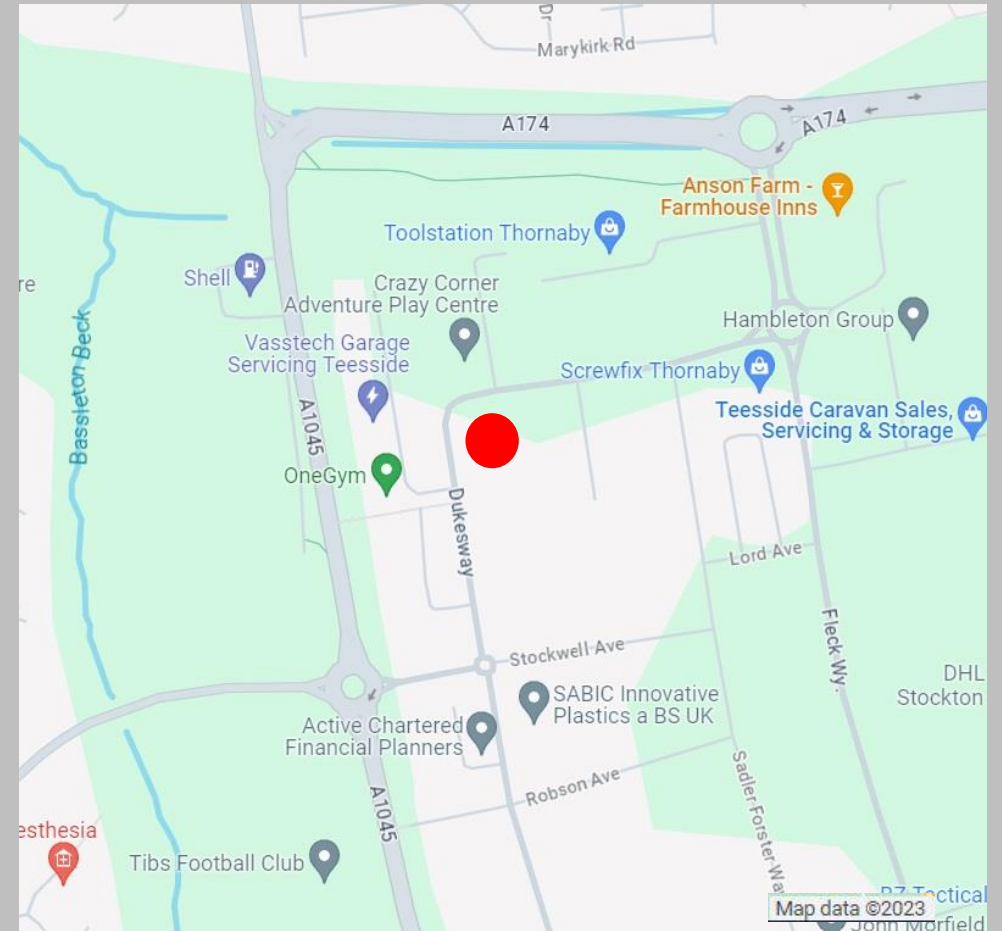
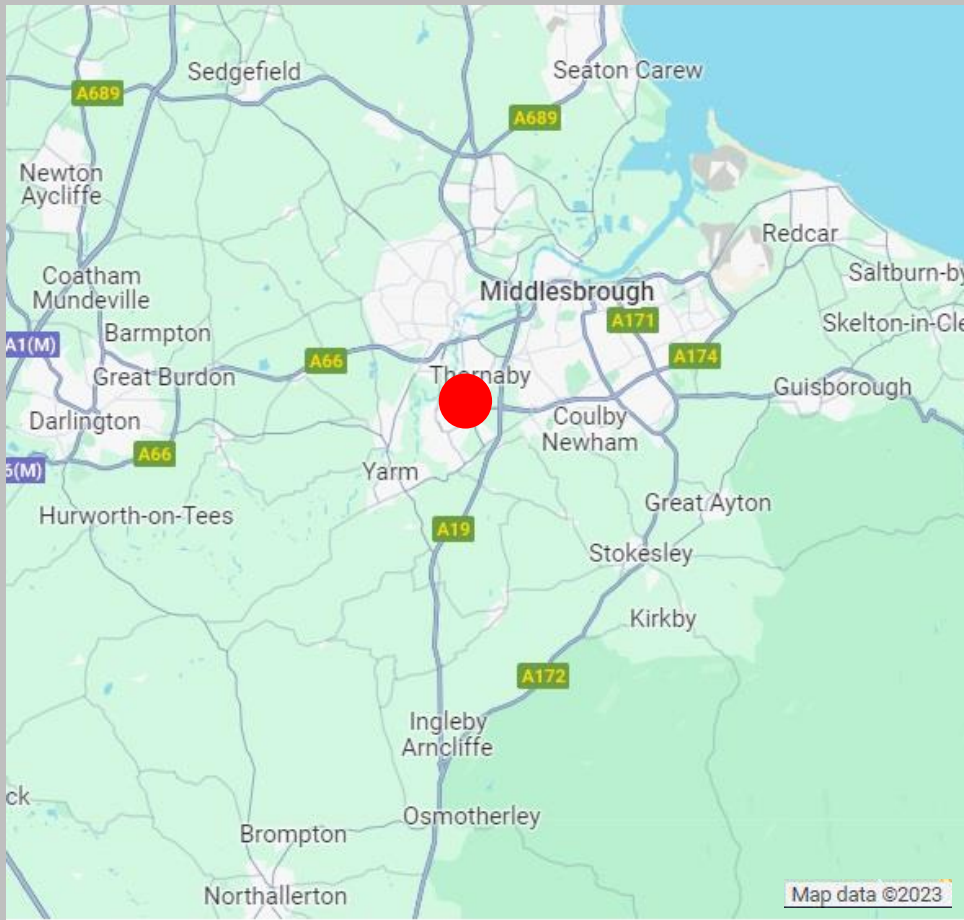
EXISTING TREES TO BE REMOVED

EXISTING TREES TO  
BE RETAINED

- PROPOSED HARD LANDSCAPING
- PROPOSED SOFT LANDSCAPING
- PROPOSED HARD LANDSCAPING
- TREES / VEGETATION
- SHRUBS
- AREAS OF VEGETATION  
OR TREES TO BE  
REMOVED
- APPLICATION SITE BOUNDARY







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