

Unit 6 | Arkgrove Industrial **Estate**

💡 Ross Road, Stockton-on-Tees, TS18 2NH

Unit 6 | 3,836 sq ft

Modern unit with Office accommodation

This modern unit is suitable for a variety of business needs, to include trade counter, manufacturing, or warehousing.

Situated on a well maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space also comprises a roller shutter door, energy efficient lighting, and is covered by estate-wide manned CCTV.





$(\checkmark$



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£28,700.00	£7.48
Rates	£5,401.00	£1.41
Maintenance Charge	£4,800.00	£1.25
Insurance	£767.20	£0.20
Total Cost	£39,668.20	£10.34

rates payable only. Confirmation of rates payable should be sought from the Valuation Office a.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for ful isiness Rates Relief. To find out if you qualify please ief or read our rates blog

For more info please visit: unit.info/UIP0101353

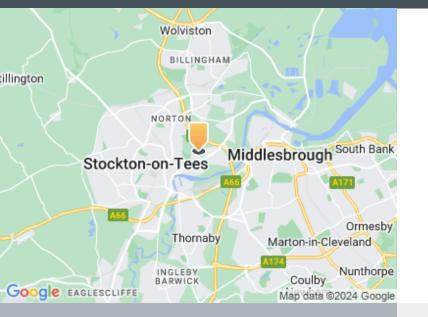
+440 808 169 7554

Industrial

Unit 6 | Arkgrove Industrial Estate

💡 Ross Road, Stockton-on-Tees, TS18 2NH





Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	B (50)	



enquiries@industrials.co.uk +440 808 169 7554

www.industrials.co.uk

Follow us

Ƴ in

Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse pitch.



Road

The estate is accessed via Ross Road directly from Portrack Lane, which links in turn to the A19, the area's principal north / south trunk route, at Portrack Interchange less than 1 mile to the east.



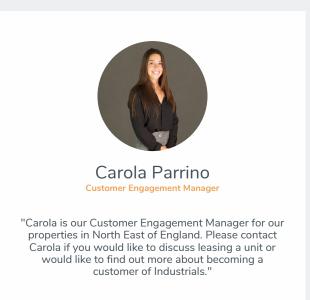
Airport

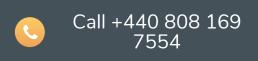
Newcastle Airport is just over 35 miles away and Leeds Bradford Airport is just over 50 miles away.

Rail

The estate is accessed via Ross Road directly from Portrack Lane, which links in turn to the A19, the area's principal north / south trunk route, at Portrack Interchange less than 1 mile to the east.

Key Contact





For more info please visit: <u>unit.info/UIP0101353</u>

+440 808 169 7554