



**RETAIL UNIT TO LET – From 1,491 to 3,300 sq ft**  
Fleck Way, Teesside Industrial Estate, Thornaby, Stockton on Tees TS17 9LN

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001

## LOCATION

The parade is located with main road frontage to the A174 next a new roundabout and entrance to Teesside Industrial Estate on Fleck Way. The Anson Farm Pub sits opposite the junction. The A19(T) is located approximately 0.25 miles to the East and Ingleby Barwick housing estate approximately 0.5 miles to the West, where residential development is still ongoing with in excess of 10,000 dwellings already built and expected to house up to 25,000 residents.

The A174 is the principal link road from the A19 to Ingleby Barwick and Thornaby and has been newly upgraded to a Dual Carriageway. The Estate is located to the South of Thornaby on Tees within the Teesside conurbation.

## LEASE TERMS

The shop unit(s) are available on new tenants full repairing and insuring leases for a minimum term of 5 years. Tenant will be responsible for a fair proportion of service charge for the block based on floor area for the maintenance and insurance of the building and any common areas. Further details upon request. Rents from £15.15 psf.

## ACCOMMODATION

The units will be handed over to a developers shell specification and will comprise the following approximate gross internal areas:

Unit 1, 9F	102 sq m (1,099 sq ft)	WATT Beauty
Unit 2, 9E	100 sq m (1,089 sq ft)	Dominos
Unit 3, 9D	101 sq m (1,087 sq ft)	Subway
<b>Unit 4, 9C</b>	<b>168 sq m (1,809 sq ft)</b>	<b>TO LET – From £32,500 pax</b>
<b>Unit 5, 9B</b>	<b>139 sq m (1,491 sq ft)</b>	<b>TO LET – From £26,800 pax</b>
<b>Unit 4&amp;5 Total</b>	<b>307 sq m (3,300 sq ft)</b>	<b>£50,000 pax</b>
Unit 6, 9A	140 sq m (1,512 sq ft)	Greggs

## PLANNING

The units will have the benefit of E class uses subject to planning.

## RATES

The property has been assessed for rates at £63,000 RV. The 2023/2024 UBR at £0.512 provides an estimated Rates Payable £32,256 pa for the whole.

Parties to check accuracy of the assessment with the local rating authority.

## EPC

The unit has been assessed for an Energy Performance Certificate rating of B 41.

## VAT

Any reference to price or rent are deemed to be Exclusive of Value Added Tax.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.



## FURTHER INFORMATION

Through the agents:

**Andrew Wilkinson**

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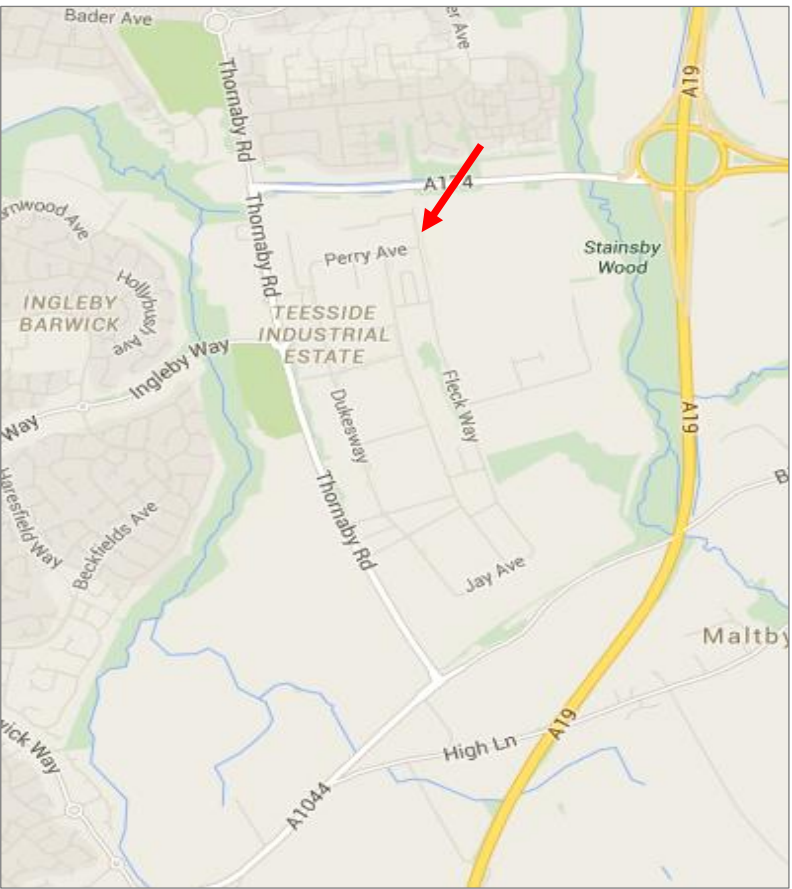
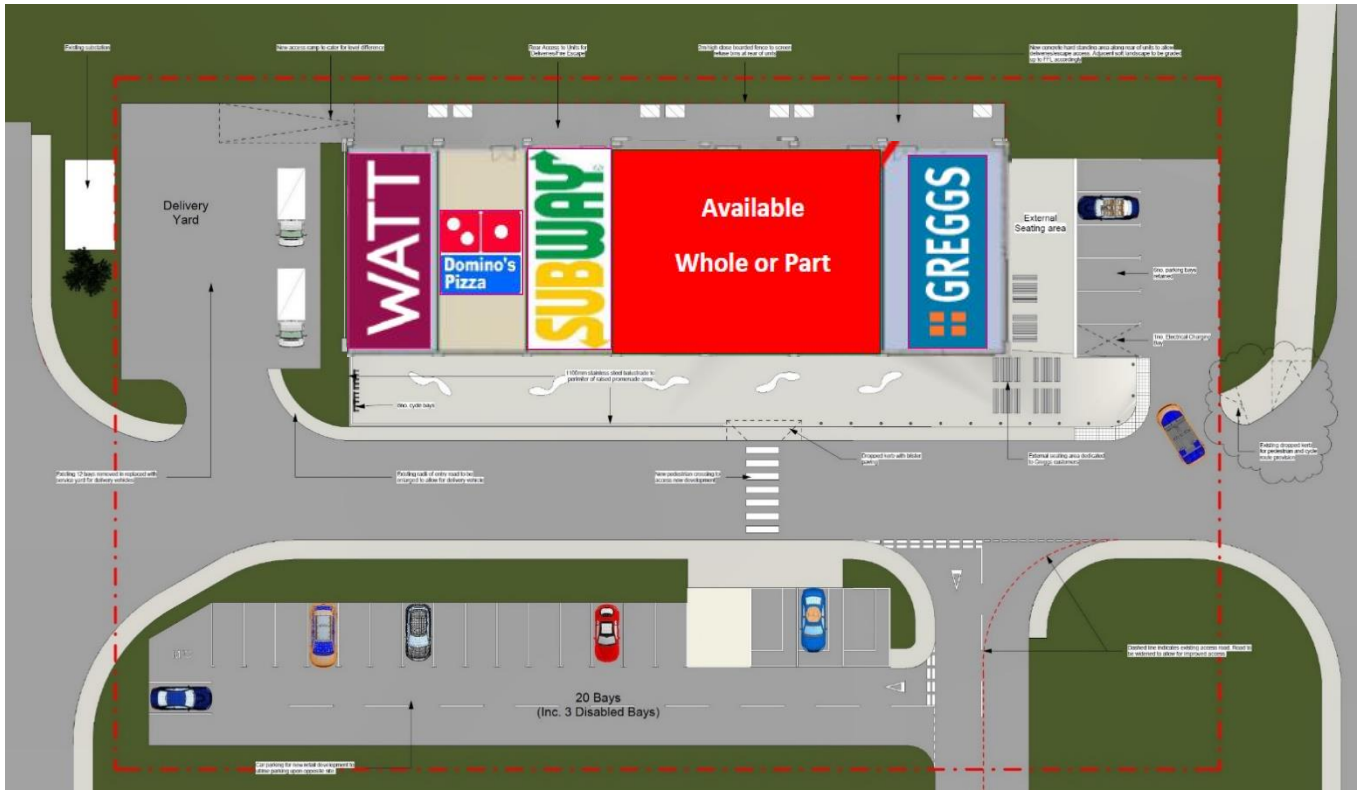
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