

Recently
Refurbished



TO LET

Industrial Unit

14 Limerick Road, Dormanstown, Redcar TS10 5JU

- Popular Commercial Location
- Detached Industrial Unit
- Fenced & Gated Site
- Approx. 337 sq m (3,627 sq ft)
- Nearby Occupiers include ISO Tank, Beyond Housing, Screwfix & Howdens

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LOCATION

The property is located on Dormanstown Industrial Estate, with direct access to the A1085 and A66 beyond. Redcar Town Centre is located 2 miles to the south, Middlesbrough 8 miles to the west and Teesport is located less than 1 mile away. Occupiers on the estate include Beyond Housing, Plumb Centre, Howdens Joinery and Screwfix.

DESCRIPTION

The property comprises a recently refurbished detached industrial premises of steel portal frame construction with part brick/part profile clad elevations. The roof is dual pitched to an effective eaves height of 4 metres, rising to 5.75 metres at the apex. The roof has inset translucent roof-light panels.

Internally, the unit comprises a warehouse/workshop with ground floor office and welfare accommodation. Loading can be accessed to the front of the unit via a newly installed electric roller shutter door (3.5m high x 4m wide).

Externally, the property benefits from customer parking to the front.

TERMS

Available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed with a commencing rent of £20,000 per annum.

ACCOMMODATION

The areas provided are on the basis of Gross Internal Area:

Unit 14	337 sq m	3,627 sq ft
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RATING ASSESSMENT

The property needs to be reassessed for Rating purposes. We recommend that interested parties contact the local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

available ASAP

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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