

# TO LET

## Workshop / Industrial

Unit 4 Boathouse Lane, Stockton on Tees TS18 3AW

- External Storage Yard
- Expansion Land Available
- 7.3 Metre Eaves Height
- 1 x 5T Crane & 1 x 10T Crane
- 3 Phase Power Supply

**Contact:** Jonathan Simpson  
**Email:** [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)  
**Tel:** 07904 622280

**Connect Property North East**  
First Floor  
4 Halegrove Court  
Cygnet Drive  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001  
[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The property is strategically located being adjacent to both A66 and A1130, providing access to the A19 approximately 1.7 miles to the west, and wider region road network.

The property is accessed directly off Boathouse Lane via the A1130 Bridge Road through gated entrance. Neighbouring occupiers include Speedy Hire and Arriva North East.

## DESCRIPTION

The unit is situated within a private estate accessed by security gates and is within a block of four long-bays with servicing to the rear on the western elevations.

The unit is of steel frame construction under a pitched concrete/asbestos sheet clad roof incorporating translucent roof lights. The side elevations are blockwork with some glazed panelling on the southern elevation. To the front are offices and wc's.

## ACCOMMODATION

Workshop	705 sq m	7,595 sq ft
Office	106.28 sq m	1,144 sq ft
<b>Total</b>	<b>811.28 sq m</b>	<b>8,739 sq ft</b>

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C.  
A copy of the EPC is available upon request.

## TERMS

The property is available to let as a whole on a Full Repairing and Insuring basis at £30,000 pa exclusive. Leases are subject to a minimum term of 3 years. All rents quoted are exclusive of rates and all other outgoings.

## BUSINESS RATES

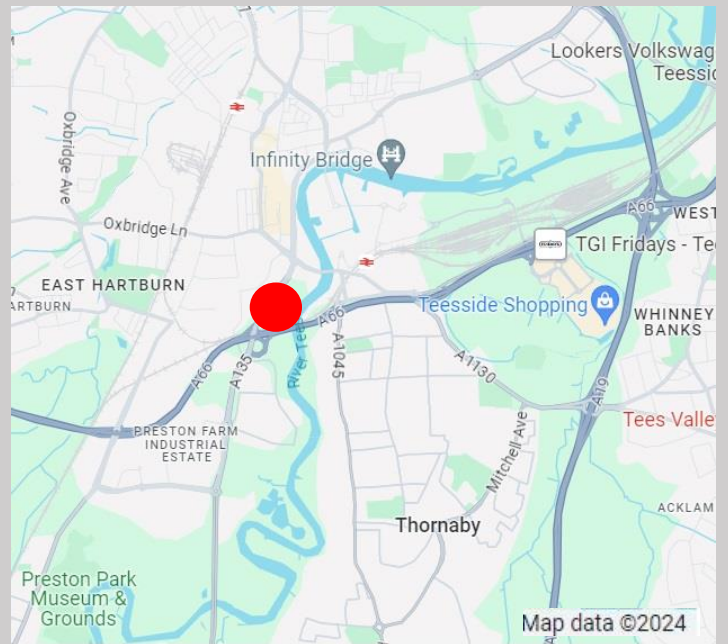
The property has a Rateable Value of £31,500. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

## VIEWING

Strictly through the agents Connect Property North East:

**Jonathan Simpson** ddl: 01642 704931

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



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