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E.P. UNIT 13



**TO LET**

**INDUSTRIAL UNIT WITH LARGE LOADING / PARKING AREA**

UNIT 13, PARKVIEW INDUSTRIAL ESTATE, BRENDA ROAD, HARTLEPOOL TS25 1PE

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

## LOCATION

The premises are located on Parkview Road West, close to Brenda Road on the established Parkview Industrial Estate, Hartlepool. Hartlepool Town Centre is approximately 1 mile to the North with the Seal Sands Terminal and the Mouth of the River Tees a short distance to the South.

Hartlepool is located approximately 12 miles north of Middlesbrough and is accessed via the A689(T) which in turn gives excellent access to the A19(T) and from there the region's principal road networks beyond.

## DESCRIPTION

The premises comprise a modern detached industrial unit of steel portal frame construction under a dual pitched roof interspersed with translucent roof light panels. The effective eaves height is approximately 5.6 m rising to 8.7 m at the apex.

Internally, the premises provide a large open workshop / warehouse with mezzanine storage accommodation. To the front of the premises is ancillary office accommodation comprising a mixture of open plan and cellular offices with points for power and data, electric wall mounted storage heaters, carpets, LED lighting and WC / staff accommodation.

Externally, to the front of the premises is extensive onsite car parking for approx. 25 vehicles with loading access via a sectional up and over loading door (4m wide x 4.5m high).

## ACCOMMODATION

We calculate that the premises provide the following approximate Gross Internal Areas:

Warehouse	836 m <sup>2</sup>	(9,000 sq ft)
GF Office / Staff	101 m <sup>2</sup>	(1,087 sq ft)
Mezzanine	101 m <sup>2</sup>	(1,087 sq ft)
<b>Total GIA</b>	<b>1,038 m<sup>2</sup></b>	<b>(11,174 sq ft)</b>

## RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed for rating purposes at £36,000.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £57,500 plus vat per annum.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating D (79).

A full copy of the certificate is available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

**Tim Carter**

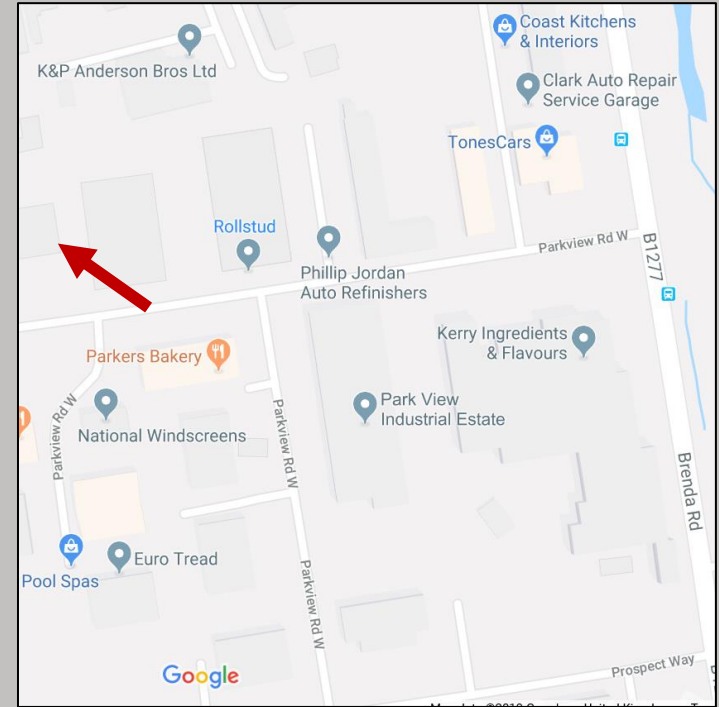
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