

*For identification purposes*

**FOR SALE**

## **Workshops, Offices and Yard Facility**

Sotherby Road, Skippers Lane, Middlesbrough TS3 8BS

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





### LOCATION

The property is located on Sotherby Road, off Skippers Lane on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the west.

### ACCOMMODATION

GF Office	709.14 sq m	7,632 sq ft
FF Office	378.14 sq m	4,070 sq ft
<b>Total</b>	<b>1,087.28 sq m</b>	<b>11,703 sq ft</b>
Workshop & Stores	536.39 sq m	5,776 sq ft
Detached Offices	257.60 sq m	2,772 sq ft
Workshop	400 sq m	4,305 sq ft
<b>TOTAL</b>	<b>2,281.27 sq m</b>	<b>24,555 sq ft</b>

Site Area – Approximately 4 Acres

### ENERGY PERFORMANCE CERTIFICATE

The EPC has been commissioned and will be available for inspection in due course.

Further information is available upon application.

### DESCRIPTION

The property comprises a secure industrial/ workshop facility incorporating the following specification:

- 4 Acre Site
- Two Storey Open Plan Office Block With Meeting Rooms
- Large Secure Yard
- Car Parking
- Suitable for Sub-division
- Warehouse Unit
- Detached Workshop Unit and Stores with Inspection Pits (5 x Loading Doors)



### TERMS

The site is available at an asking price of £1,750,000 exclusive of VAT

### RATING ASSESSMENT

Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

### VIEWING

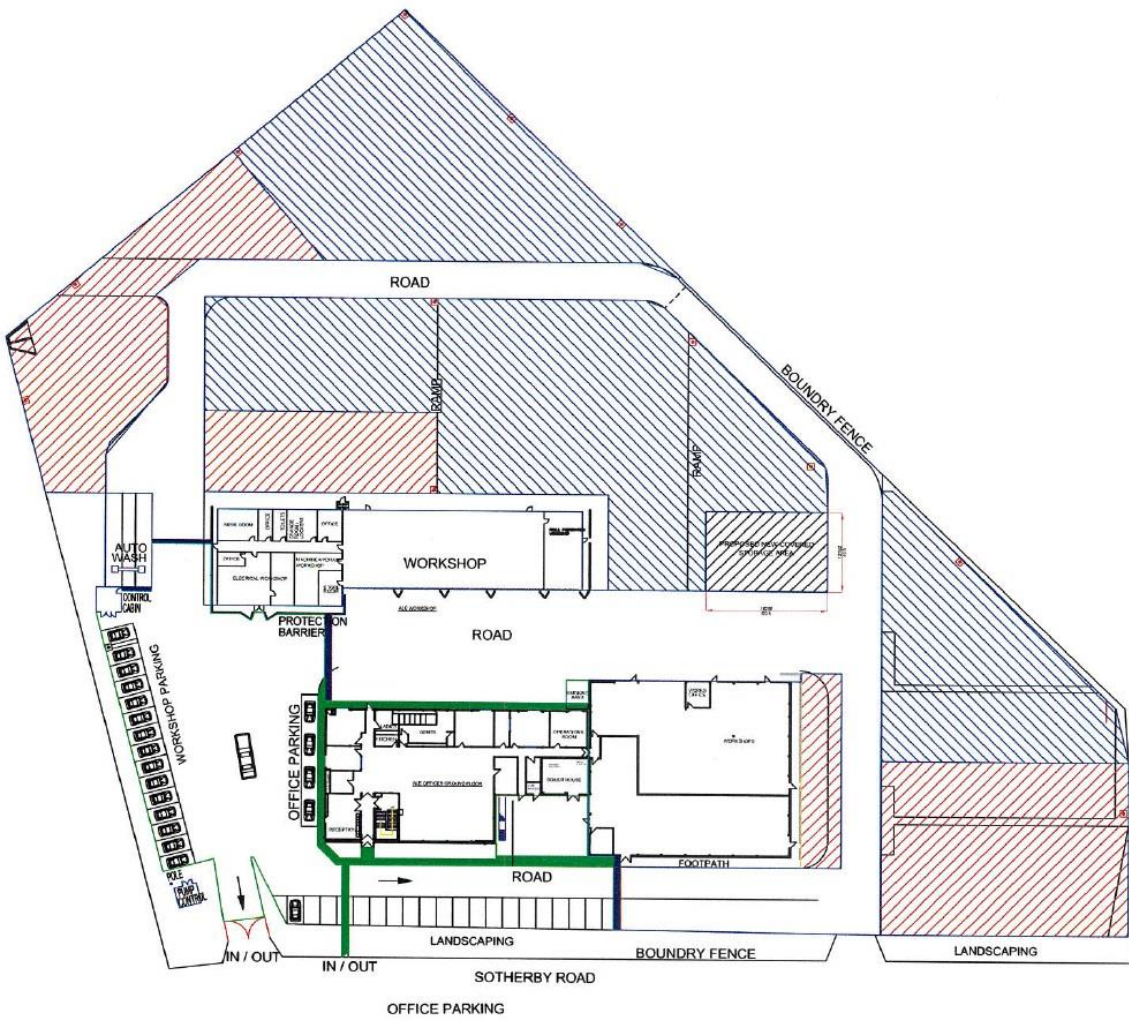
Strictly through the joint agents Connect Property North East:

**Jonathan Simpson** ddl: 01642 704931

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







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