



# TO LET/ FOR SALE

## Industrial / Warehouse



**Sotherby Road, Skippers Lane Industrial Estate**  
**Middlesbrough TS6 6LP**  
Approx. 4,049 sq m (41,448 sq ft)  
2 Storey Offices | Craneage | Secure Yard | On-site Car Parking

**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.

## DESCRIPTION

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

- Secure Yard
- Two Storey Offices
- 4 x 10T Cranes
- 1 x 2T Crane
- Secure Yard



## ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate gross internal areas:-

Workshops	2,921 sq m	(31,448 sq ft)
GF Office	520 sq m	(5,600 sq ft)
FF Office	371 sq m	(4,400 sq ft)
<b>Total</b>	<b>3,812 sq m</b>	<b>(41,448 sq ft)</b>

## TERMS

The whole building is available to lease on full repairing and insuring terms at £125,000 per annum exclusive. Further information is available upon application. Alternatively, the building is available For Sale. Further information is available upon application.

## BUSINESS RATES

Further information is available upon application.

## ENERGY PERFORMANCE CERTIFICATE

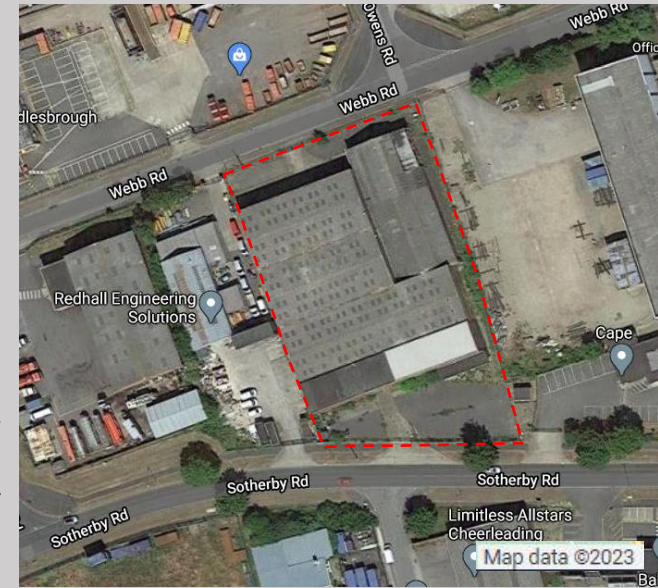
The building has an EPC rating of C(60)) A copy of the EPC is available upon application.

## VIEWING

Strictly through the agents Connect Property North East:

**Jonathan Simpson ddl:** 07904 622280

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



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