



# TO LET

## Industrial Unit

E1 Warelands Way, Longlands Road, Middlesbrough TS4 2JY

- Popular Location
- Shared Loading Compound
- New Lease
- Roller Shutter Loading Doors
- Approx. 528 m<sup>2</sup> (5,684 sq ft)
- Available Immediately
- **VAT EXEMPT**

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## LOCATION

Warelands Way is located on the periphery of Middlesbrough Town Centre and is accessed by the A1085 (Longlands Road). Longlands Road provides excellent access from the premises to the A66, one of Teesside's Arterial Roads which in turn provides access to the A19 and A1(M) national motorway networks.

## DESCRIPTION

The subject premises comprise a mid-terraced unit with part brick and block work elevations under a single pitched roof. Internally there is WC and office accommodation.

## ACCOMMODATION

Unit E1                    528 m<sup>2</sup>                    (5,684 sq ft)

## RENT

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing as follows:

E1   £18,000 per annum

## RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we understand that the units is assessed for rating purposes at £14,000.

## ENERGY PERFORMANCE CERTIFICATE

Available asap

## VIEWING

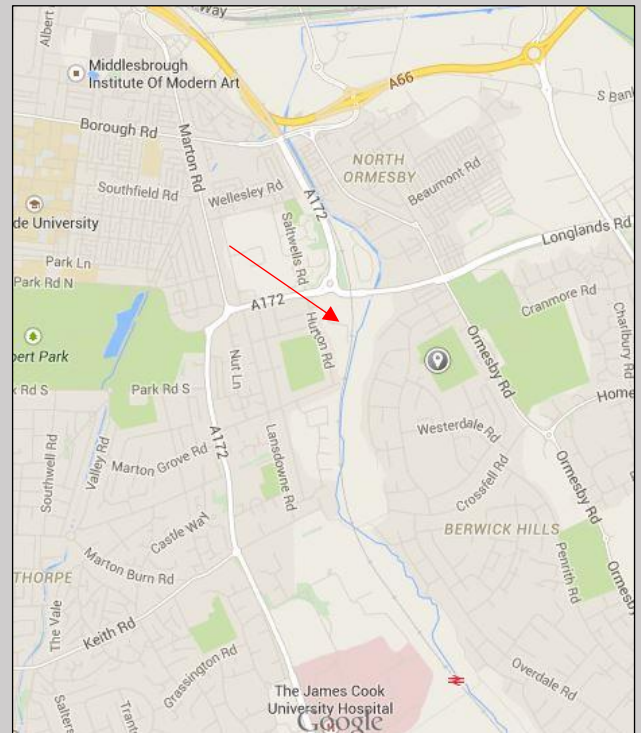
Strictly through the agents Connect Property North East:

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