



TO LET

Industrial Premises

16/16a Limerick Road, Redcar TS10 5JU

- Popular Industrial / Trade Location
- To Be Comprehensively Refurbished
- Fenced & Gated Site
- 3 Phase Electricity
- From approx. 279 m² (3,003 sq ft) to 558 m² (6,006 sq ft)

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Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

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LOCATION

The property is located on the popular Limerick Road Industrial Estate, approximately 2.5 miles west of Redcar town centre with access off the main A1805.

Limerick Road is an established industrial and trade location with other trade occupiers close by including Screwfix, Howdens and Wolseley.

DESCRIPTION

The premises comprise industrial / warehouse buildings of steel frame construction with a mixture of brick and clad elevations.

The premises is to be split into smaller unit with dedicated loading doors, toilets and LED lighting.

ACCOMMODATION

The property has the following gross internal area:

Accommodation	Sq m	Sq ft	Rent per annum
Unit 1	386	4,155	£33,240
Unit 2	386	4,155	£33,240
Unit 3	386	4,155	£33,240
Unit 4	279	3,003	£24,000
Unit 5	279	3,003	£24,000

TERMS

The units are available To Let by way of new FRI leases for a term of years to be agreed.

BUSINESS RATES

To be reassessed following subdivision.

We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

ENERGY PERFORMANCE CERTIFICATE

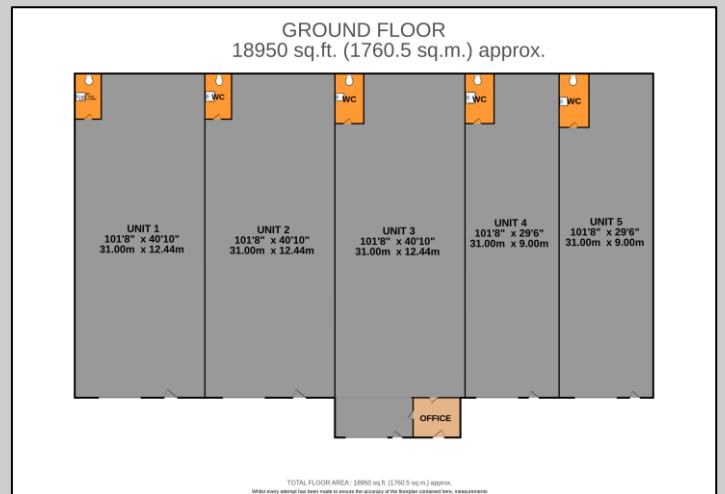
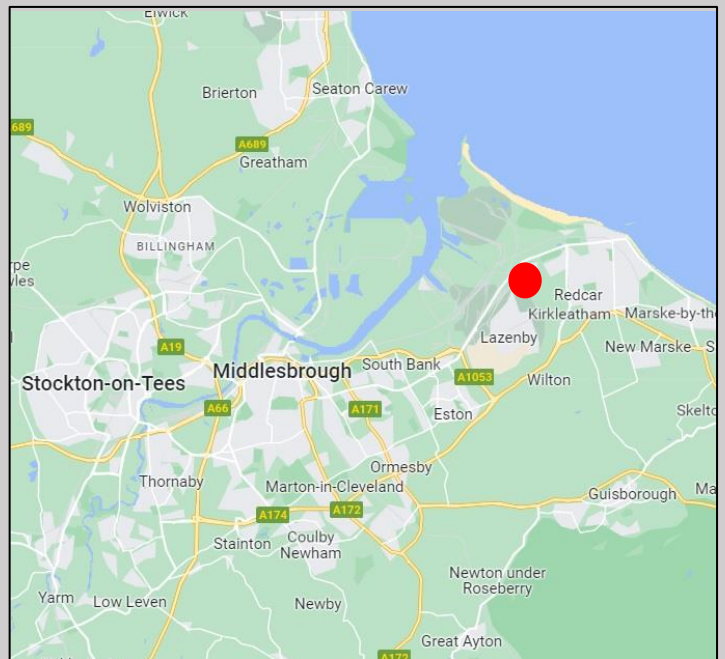
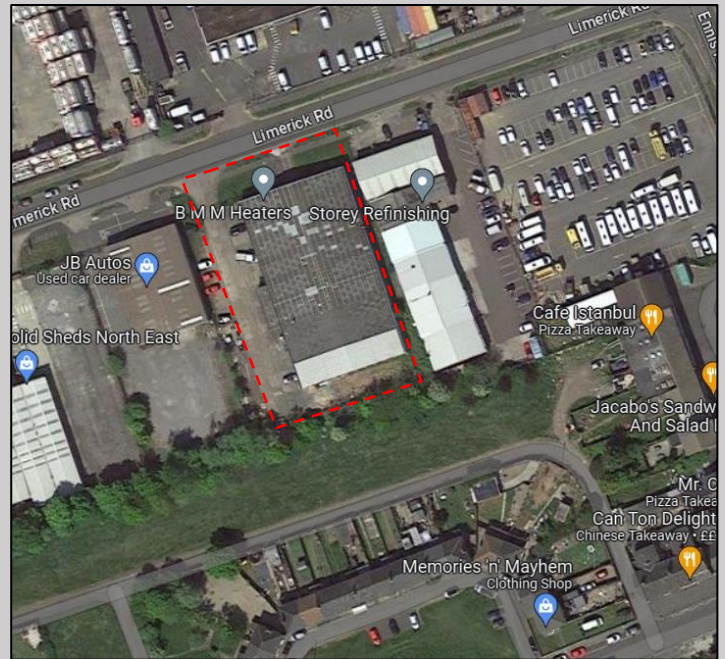
The EPC rating is TBC following refurbishment

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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