



FOR SALE / TO LET Industrial Units and Yard

Portrack Grange Road, Portrack Lane, Stockton on Tees TS18 2PH

- Approx. 980 m² (10,549 sq ft)
- 0.22 Acre Yard
- Popular Commercial Location
- Large Workshop Buildings
- 4.5 m Effective Eaves Heights
- Fenced & Gated Site
- Offers invited in excess of £400,000

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3TS

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Portrack Grange Road is located directly off Portrack Lane, approximately 1 mile north east of Stockton Town Centre. The A19(T) is approx. 0.5 miles distant.

Portrack Lane is a well-established out-of-town industrial, trade and retail destination housing a number of local, regional and national operators such as B&Q, Magnet, Wickes and Asda.

DESCRIPTION

The site comprises a semi-detached industrial / workshop unit with corrugated metal sheet cladding, beneath a dual pitched roof. There is a yard area to the side and rear. The property has the following general specification:

ACCOMMODATION

The property has the following approximate Areas:

Description	M ²	Sq ft
Workshop	980	10,549

TERMS

The property is For Sale Long Leasehold by way of the assignment of the existing 999-year lease from 8 November 1999 with offers invited in excess of £400,000 plus vat

The site is available To Let with an asking rent of £37,500 per annum plus vat.

BUSINESS RATES

The property needs to be reassessed for Rating purposes. Interested parties should contact the Local Authority to establish the precise rates payable.

EPC

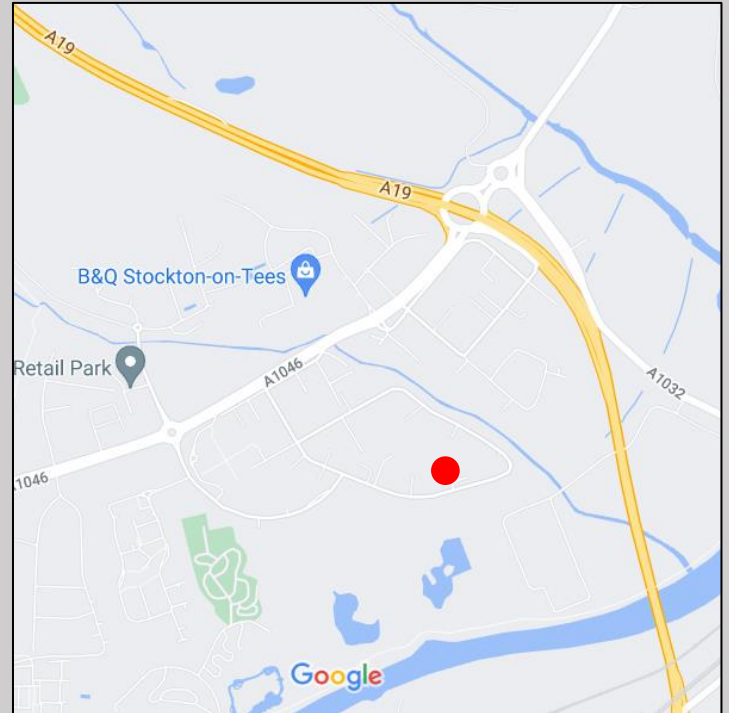
Rating D (80).

VIEWING

Strictly through the agents Connect Property NE:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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