



TO LET

Workshop Unit

26 Earlsway, Teesside Industrial Estate, Thornaby TS17 9JU

- **Approx 452.87 sq m (4,874 sq ft)**
- Small Ground Floor Offices
- Workshop
- Secure Site

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LOCATION

Teesside Industrial Estate lies approximately 3 miles to the south east of Stockton and 4 miles to the south west of Middlesbrough within the conurbation of Teesside.

The subject building is positioned on Earlsway opposite the Mammoet facility.

DESCRIPTION

The property comprises of a semi-detached workshop unit capable of a variety of industrial uses, incorporating WC's and roller shutter loading access.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

452.87 sq m (4,874 sq ft)

TERMS

The property is available of a new FRI lease at £26,000 pa exclusive.

BUSINESS RATES

Further information is available upon application.

EPC

N/A

VIEWING

Strictly through the agents Connect Property NE:

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