



# TO LET

## Industrial Warehouse Unit

Unit 6 Tyne Court, Skippers Lane Industrial Estate  
Middlesbrough TS6 6DT

1. Good access for A19 and A66
2. Offices
3. Onsite Car Parking and Loading
4. First Floor Storage
5. **Approx. 297.23 sq m (3,207 sq ft)**

**Contact:** Jonathan Simpson  
**Email:** [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)  
**Tel:** 01642 704931

**Connect Property North East**  
4 Halegrove Court  
Cygnet Drive  
Preston Farm Business Park  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001  
[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The property is located on Tyne Court accessed directly off Wallis Road 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 steel portal framed constructed warehouse/industrial building. Elevations are full height brick and blockwork with a single sheet clad roof.

The unit is fitted out with offices, WC's, and a mezzanine floor.

The unit has a roller shutter loading access directly to a concrete yard/parking area.

## ACCOMMODATION

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

Warehouse	187.93 sq m	2,023 sq ft
Office / WC's	55 sq m	592 sq ft
FF Storage	55 sq m	592 sq ft
<b>TOTAL</b>	<b>297.93 sq m</b>	<b>3,207 sq ft</b>

## TERMS

The property is available to lease on full repairing and insuring terms at £12,000 per annum exclusive.

## BUSINESS RATES

From 1<sup>st</sup> April 2023 the rateable value is £11,240, therefore qualifying for small business rates relief.

Interested parties should contact Redcar and Cleveland District Council to confirm.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of E. A copy of the EPC is available upon application.

## INSURANCE

The landlord insures the building and the tenant reimburses the premium.

## SERVICE CHARGE

A service charge will be levied in connection with common parts (approx. £1,000 pa plus vat)

## LEGAL COSTS

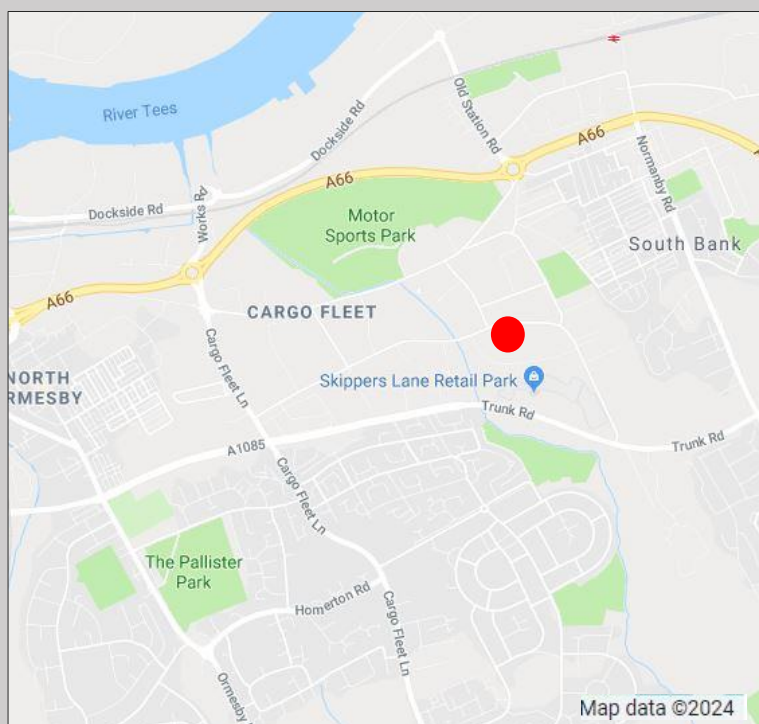
Each party is responsible for their own legal costs incurred with any transaction.

## VIEWING

Strictly through the agents Connect Property North East:

**Jonathan Simpson** ddl: 01642 704931

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



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

**CONNECT** NORTH EAST  
**PROPERTY**  
[www.cpne.co.uk](http://www.cpne.co.uk)