



TO LET

13 Dukesway, Teesside Industrial Estate, Thornaby on Tees TS17 9LT
Approx. 1,378 m² (14,835 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on Dukesway which has main road frontage to the A105 and services the Ingleby Barwick Housing Estate.

Access to the estate can be gained via Thornaby Road (A1044) linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate. A new roundabout access has also been created directly from the A174 providing a direct road link to the A19(T).

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is one mile from the A19(T) and 3 miles from the A66(T). Main line rail services are available at Middlesbrough and Darlington, port facilities at Port of Tees and Hartlepool and air services at Teesside International Airport.

There is the Anson Farm Pub, Greggs, Subway and Dominos providing amenities to the Estate.

DESCRIPTION

The premises comprise a detached industrial unit of steel portal frame construction with glazed and clad elevations. There is a single storey office and meeting room along with WC, Kitchen and mess facilities. The effective eaves height is approx. 5m.

Generous car parking, loading and general circulation will be to the front of the unit.

ACCOMMODATION

We calculate that the premises provide the following approximate gross internal area:-

Unit 13 1,378 m² (14,835 sq ft)

TERMS

The units is available To Let by way of a new Full Repairing and Insuring lease for a minimum term of 3 years at a commencing rent of £74,175 per annum plus vat.

RATING ASSESSMENT

Assessed for Rating purposes at £50,000.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

D(100)

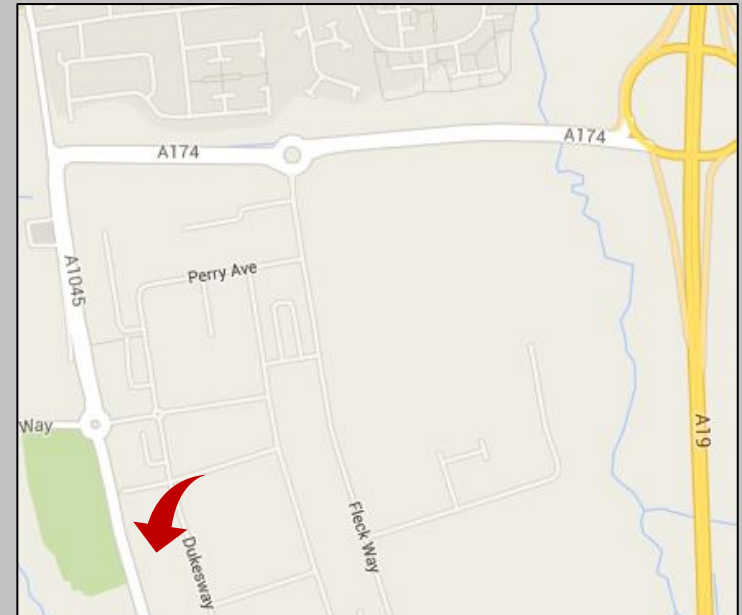
VIEWING

Strictly through the agents Connect Property North East:

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