



TO LET

Industrial Warehouse Unit with Yard

Unit C1, Commerce Way, Skippers Lane Industrial Estate,
Middlesbrough TS6 6UR

- Good access for A19 and A66
- Compound / Yard to Rear
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- **Approx. 548 sq m (5,900 sq ft)**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property is located on Commerce Way accessed directly off Skippers Lane 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 semi-detached steel portal framed constructed warehouse/industrial building with dual pitched roof interspersed with glass roof light panels. Elevations are full height brick and blockwork with a clad sheet roof.

To the front the unit is fitted out with offices, WC's and kitchen/breakout areas, and roller shutter loading access directly to a concrete parking area.

To the rear is a fully fenced and gated tarmac surfaced yard/compound.



ACCOMMODATION

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

| | |
|--------------|-------------------------------|
| Warehouse | 465 sq m (5,000 sq ft) |
| Office | 84 sq m (900 sq ft) |
| Total | 549 sq m (5,900 sq ft) |

TERMS

The building is available to lease on full repairing and insuring terms at £29,500 per annum exclusive.

BUSINESS RATES

The property has a rateable value of £18,500. Interested parties should contact Redcar and Cleveland District Council to confirm the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

D (95)

LEGAL COSTS

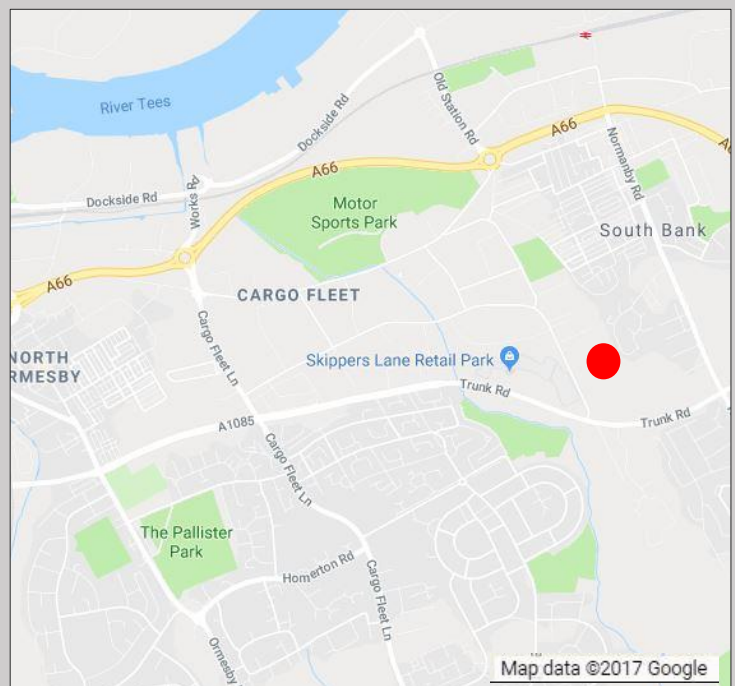
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@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