



TO LET

Industrial Warehouse

Unit G5, Commerce Way, Skippers Lane Industrial Estate,
Middlesbrough TS6 6UR

- Good access for A19 and A66
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- Clear Span Warehouse
- Recently Refurbished
- **Approx. 491 sq m (5,290 sq ft)**

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Connect Property North East

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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 an end-terraced steel portal framed constructed warehouse/industrial building with dual pitched double skinned and insulated roof interspersed with translucent roof light panels.

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.



ACCOMMODATION

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

Warehouse	437 sq m (4,710 sq ft)
Office	54 sq m (580 sq ft)
Total	491 sq m (5,290 sq ft)

TERMS

The building is available to lease on full repairing and insuring terms at £26,450 per annum exclusive.

BUSINESS RATES

Assessed for Rating purposes at £17,500. Interested parties should contact Redcar and Cleveland District Council to confirm the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

D (77)

LEGAL COSTS

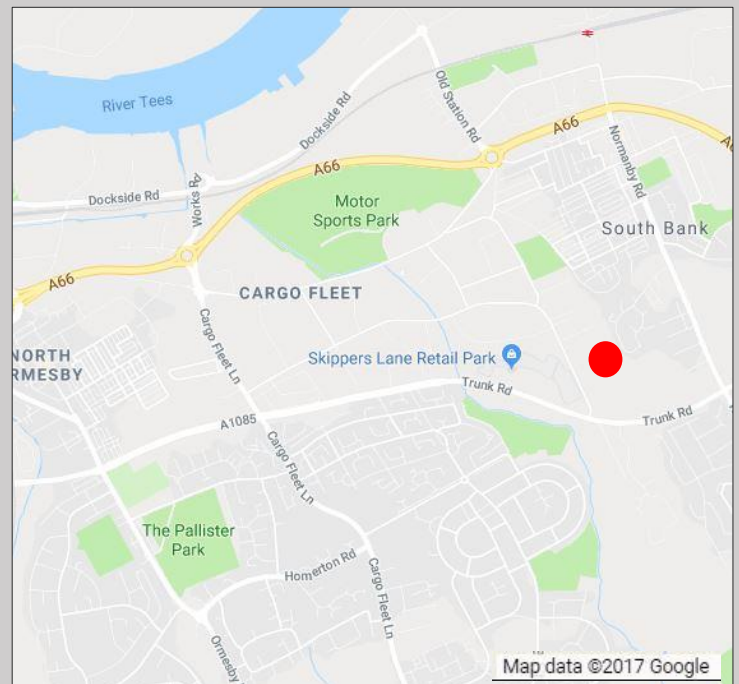
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@cpne.co.uk



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