

# UNIT 11 4,250 SQ FT

## Flexible space on a busy estate

This modern unit is suitable for a variety of business needs, to include trade counter, manufacturing, or warehousing.

Situated on a well maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space also comprises a roller shutter door, energy efficient lighting, and is covered by estate-wide manned CCTV

Lease Type

New



# Unit Summary

- WC facilities
- Flexible Space
- Close to Transport
- Storage Unit
- 24 Hour Access
- Well Maintained Estate

# Occupational Costs

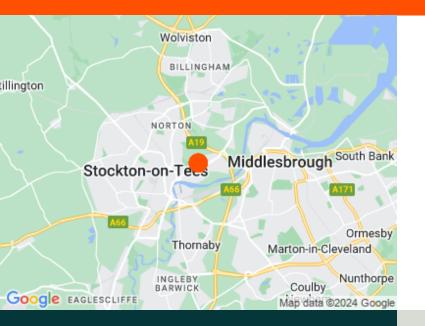
	Per Annum	Per Sq Ft
Rent	£30,700.00	£7.22
Rates	£9,451.75	£2.22
Maintenance Charge	£5,400.00	£1.27
Insurance	£850.00	£0.20
Total Cost	£46,401.75	£10.92

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog



## **UNIT 11 | ARKGROVE INDUSTRIAL ESTATE**



#### Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse



Road A19: 1 mile



Airport Newcastle: 35 miles



Rail A19: 1 mile

### Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	C (66)	



enquiries@indurent.com +44(0) 808 169 7554

www.indurent.com

Follow us



## **Key Contact**



Carola Parrino **Customer Engagement Manager** 

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



+44(0) 808 169 7554