

For identification purposes



TO LET

Industrial / Warehousing / Training

(TTE) Edison House, Middlesbrough Road, Middlesbrough TS6 6TZ

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located approximately 3.5 miles east of Middlesbrough adjacent to the A66. The property is in close proximity to the Teesworks Freeport.

DESCRIPTION

The site is known as the former TTE Training college and comprises of a number of buildings suitable for the following uses:

- Storage and warehousing
- Offices
- Training facilities
- Research and Development
- Manufacturing

ACCOMMODATION

The units have the following approximate gross internal floor areas:

Description	Sq m	Sq ft	Rent PA (plus vat)
Block A (Capable of sub-division)	2,943	31,678	£120,000
Block B	315	3,390	£17,000
Block C	1,1890	6,780	POA
Block D	370	3982	£20,000
Block E	530	5,705	£28,500
Block F	550	5,920	£29,600

ENERGY PERFORMANCE CERTIFICATE

The EPC's will be provided in due course.

The property incorporates the following specifications:

- Offices
- Workshops
- Large Secure Site
- Capable of Sub-division
- Large Vehicle Access Doors
- Extensive Car Parking

TERMS

The property is available To Let by way of new full repairing and insuring leases on terms to be agreed. Further information is available upon application.

RATING ASSESSMENT

The business rates will be re-assessed upon occupation.

SERVICE CHARGE

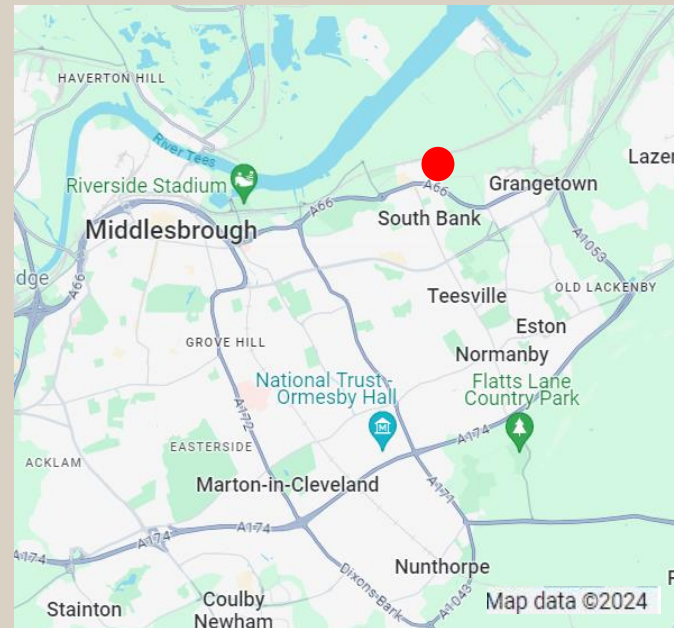
A site service charge will be levied in connection with the maintenance of common parts.

VIEWING

Strictly through the sole agents Connect Property North East:

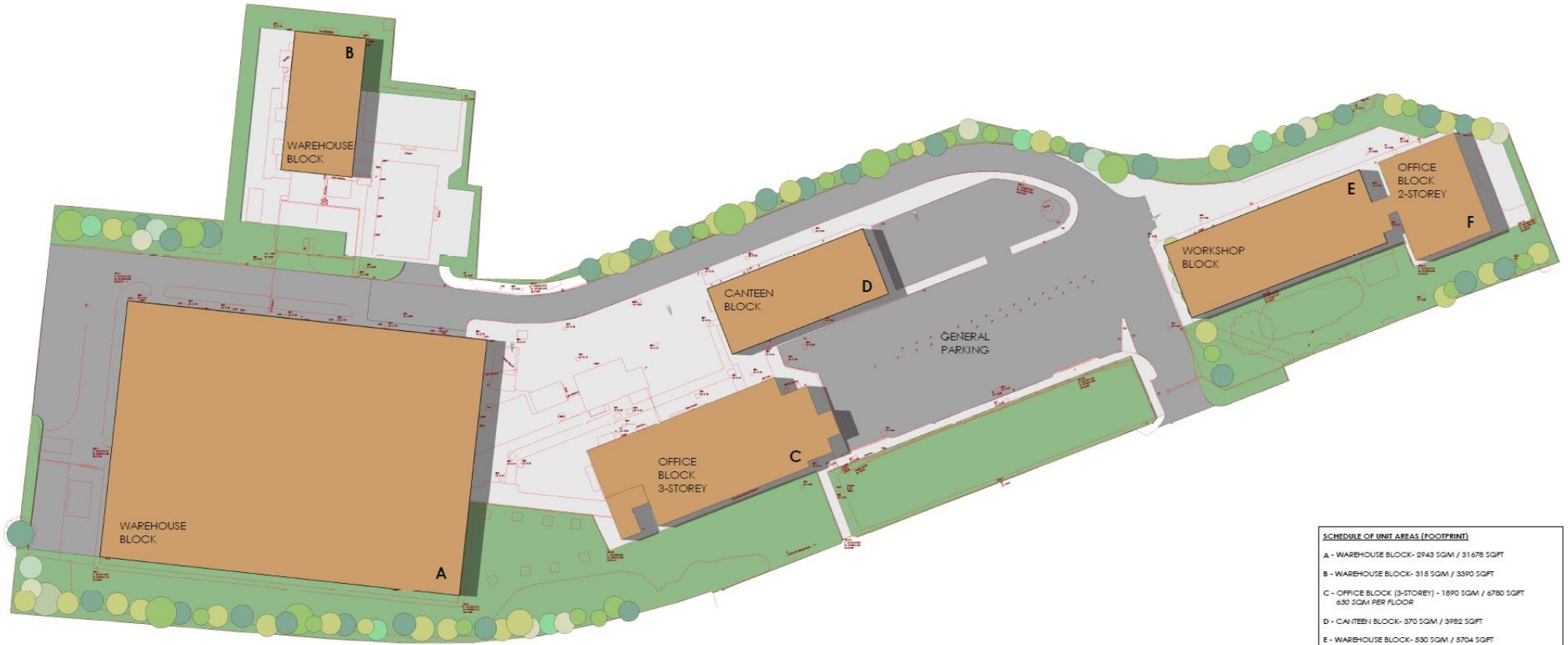
Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk





NORTH



SCHEDULE OF UNIT AREAS (FOOTPRINT)	
A - WAREHOUSE BLOCK-	5243 SQM / 31 678 SQFT
B - WAREHOUSE BLOCK-	315 SQM / 3390 SQFT
C - OFFICE BLOCK (3-STOREY) -	1890 SQM / 6780 SQFT 630 SQM PER FLOOR
D - CANTEN BLOCK-	370 SQM / 3982 SQFT
E - WAREHOUSE BLOCK-	530 SQM / 5704 SQFT
F - OFFICE BLOCK -	650 SQM / 6920 SQFT 275 SQM PER FLOOR
TOTAL INDUSTRIAL - 4 158 SQM / 44 754 SQFT	
TOTAL OFFICE - 2 440 SQM / 26 243 SQFT	

TOTAL SITE AREA - 17474 SQM / 4.32 ACRES

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