



FOR SALE

Industrial Unit

58 William Crosthwaite Avenue, Teesside Industrial Estate, Thornaby on Tees TS17 9LX

- Established Commercial Location
- Detached Unit
- Prominent Position
- Excellent Road Links
- Close to A19
- Fenced and Gated Site
- **Approx 3,391 sq ft**

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Connect Property North East

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LOCATION

The subject property is located on William Crosthwaite Avenue on the established Teesside Industrial Estate. The estate is situated to the south of Thornaby within the Teesside Conurbation lying adjacent to the A19 and approximately 2 miles from the A66.

DESCRIPTION

The warehouse is of steel portal frame construction with part brick and block work elevations with profile metal cladding above and to the roof. The building has an eaves height of approximately 6.2 metres rising to 7.3 metres at the apex.

To the front of the building is ancillary office accommodation on the ground floor with a first-floor mezzanine above. Access to the workshop is by way of 2 roller shutter loading doors to the rear of the unit (approx. 4.8m wide x 5.2m high)..

ACCOMMODATION

We are advised that the unit has the following approximate Gross Internal Areas:

Workshop	163 sq m	(1,755 sq ft)
Ground Floor Office	76 sq m	(818 sq ft)
First Floor Mezzanine	76 sq m	(818 sq ft)
TOTAL	315 sq m	(3,391 sq ft)

TERMS

The property is For Sale Long-leasehold (150 years) with offers invited in excess of £350,000 plus vat.

BUSINESS RATES

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed for rating purposes at £22,250 as of 1st April 2023. Interested parties should satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE

Instructed and available in due course.

VIEWING

Strictly through the agents Connect Property North East:

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