

UNDER REFURBISHMENT



TO LET

Industrial Warehouse Units

Stephenson Court, Skippers Lane Industrial Estate,
Middlesbrough TS6 6UW

- Good access for A19 and A66
- Secure Site
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- Clear Span Warehouse
- 5.5m Effective Eaves Height
- **From Approx. 243 m² (2,617 sqft) to 512 m² (5,510 sqft)**

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Connect Property North East

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LOCATION

The property is located on Stephenson Court 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 units comprise steel portal framed constructed warehouse/industrial buildings with multi pitched double skinned and insulated roofs interspersed with translucent roof light panels. The effective eaves height is approx 5.5m rising to 9m at the apex.

The units have a mixture of ground floor offices, WC's and kitchen/breakout areas, and electrically operated insulated sectional shutter loading access directly to a block-paved circulation and parking area.

ACCOMMODATION

We are advised the units provide following approximate gross internal areas:-

Unit 1	512 sq m (5,510 sq ft)
Unit 14	400 sq m (4,307 sq ft)
Unit 15	243 sq m (2,617 sq ft)
Unit 16	388 sq m (4,175 sq ft)

TERMS

The units are planned to be available from Late summer 2024 and have the following asking rents:

Unit 1 : £34,000 per annum plus vat

Unit 14 : £26,500 per annum plus vat

Unit 15 : £18,500 per annum plus vat

Unit 16 : £26,000 per annum plus vat

BUSINESS RATES

Rateable Value from 1st April 2023:

Unit 1 To be reassessed.

Unit 14 £20,250

Unit 15 £12,250

Unit 16 £17,500

Interested parties should contact Redcar and Cleveland Council to confirm the rates payable.

ENERGY PERFORMANCE CERTIFICATE

C (60)

VAT

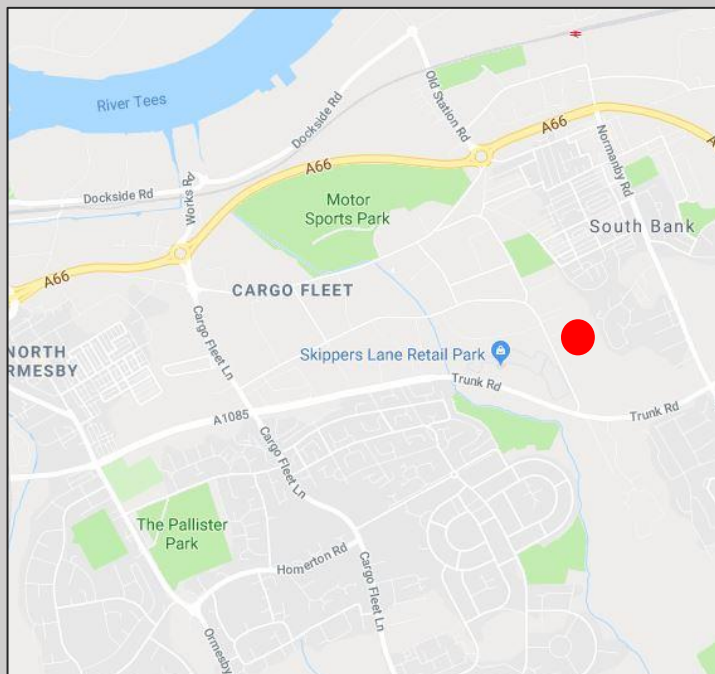
VAT is chargeable on rent, service charge and insurance costs.

VIEWING

Strictly through the agents Connect Property North East:

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Indicative Image

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