

UNIT 10 | 5,383 SQ FT

Industrial Unit

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

- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Roof Lights
- Well Maintained Estate
- Car Parking

f Occupational Costs

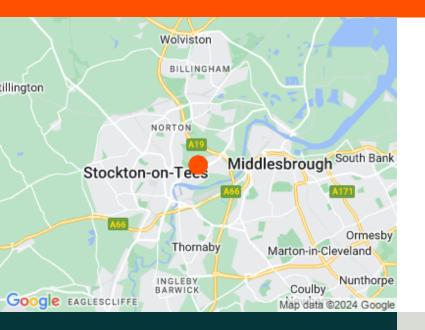
	Per Annum	Per Sq Ft
Rent	£38,800.00	£7.21
Rates	£14,116.25	£2.62
Maintenance Charge	£6,800.00	£1.26
Insurance	£1,076.60	£0.20
Total Cost	£60,792.85	£11.29

Terms: indicative rates payable only command or drates payable only one of the payable of the drate payable only of the drate payable only one of the drate payable only one of the drate payable only one of the drate payable of the drate pay

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



UNIT 10 | 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 (62)



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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."



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