

# New Industrial / Distribution Units

Sadler Forster Way, Teesside Industrial Estate, Thornaby, TS17 9JY

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**Last Unit Available - 888.1 m<sup>2</sup> (9,559 sq ft)**

- Prominent location on established estate
- Within ¼ mile of the A19
- Large urban area within close proximity
- Occupiers on estate include DHL, Mammoet, Howdens Joinery, Screwfix, Greggs & Subway
- To let – £84,460 per annum

# Situation

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than 1 mile from the A19 and 3 miles from the A66, both main arterial routes in the region.

A new roundabout has been created on the A174 providing a gateway entrance to the estate. Access can also be gained via the Thornaby Road (A1044) linking Thornaby Town Centre and the A19 with the Ingelby Barwick housing estate.

The well established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix.

The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets.

# Description

Immediately available, the new development benefits from the following:

- 3 detached warehouse units
- Steel portal frame construction providing open plan warehousing
- New insulated steel sheet cladding and roofs
- Clear internal heights from 7.5 m
- Large secure yards
- 3 phase power supply, water & gas
- High quality office accommodation
- Environmental performance measures



# Availability & Rent

Availability, Gross Internal Areas (in accordance with the RICS Code of Measuring Practice) and rentals are presented below subject to measurement following construction.

UNIT	AREA	FLOOR AREA (GIA)		RENT PA
		M <sup>2</sup>	Sq Ft	
Unit A	Warehouse	791.3	8,517	LET
	Office	124.1	1,336	
	Mezzanine	124.1	1,336	
	<b>Total</b>	<b>1,039.6</b>	<b>11,290</b>	
Unit B	Warehouse	639.7	6,885	£84,460
	Office	124.2	1,337	
	Mezzanine	124.2	1,337	
	<b>Total</b>	<b>888.1</b>	<b>9,559</b>	
Unit C	Warehouse	1,743.0	18,762	LET
	Office	198.6	2,137	
	Mezzanine	198.6	2,137	
	<b>Total</b>	<b>2,140.2</b>	<b>23,036</b>	

For further details please contact:



**MARK PROUDLOCK**  
0191 594 5019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**SIMON HAGGIE**  
0191 594 5009 or 07798 570603  
[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

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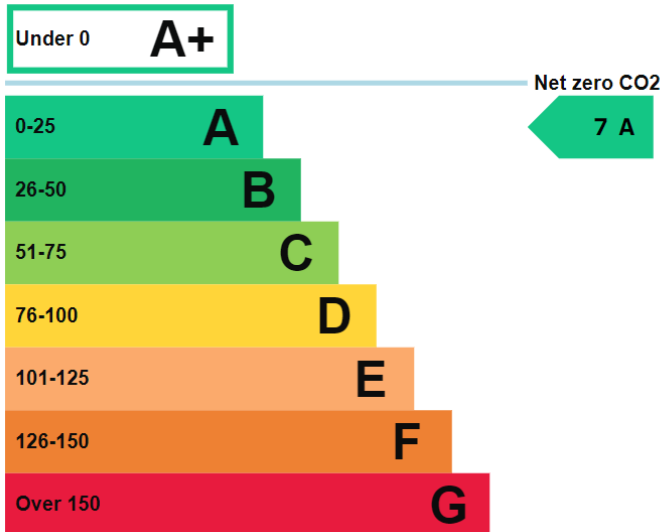
Subject to Contract



## Energy Performance

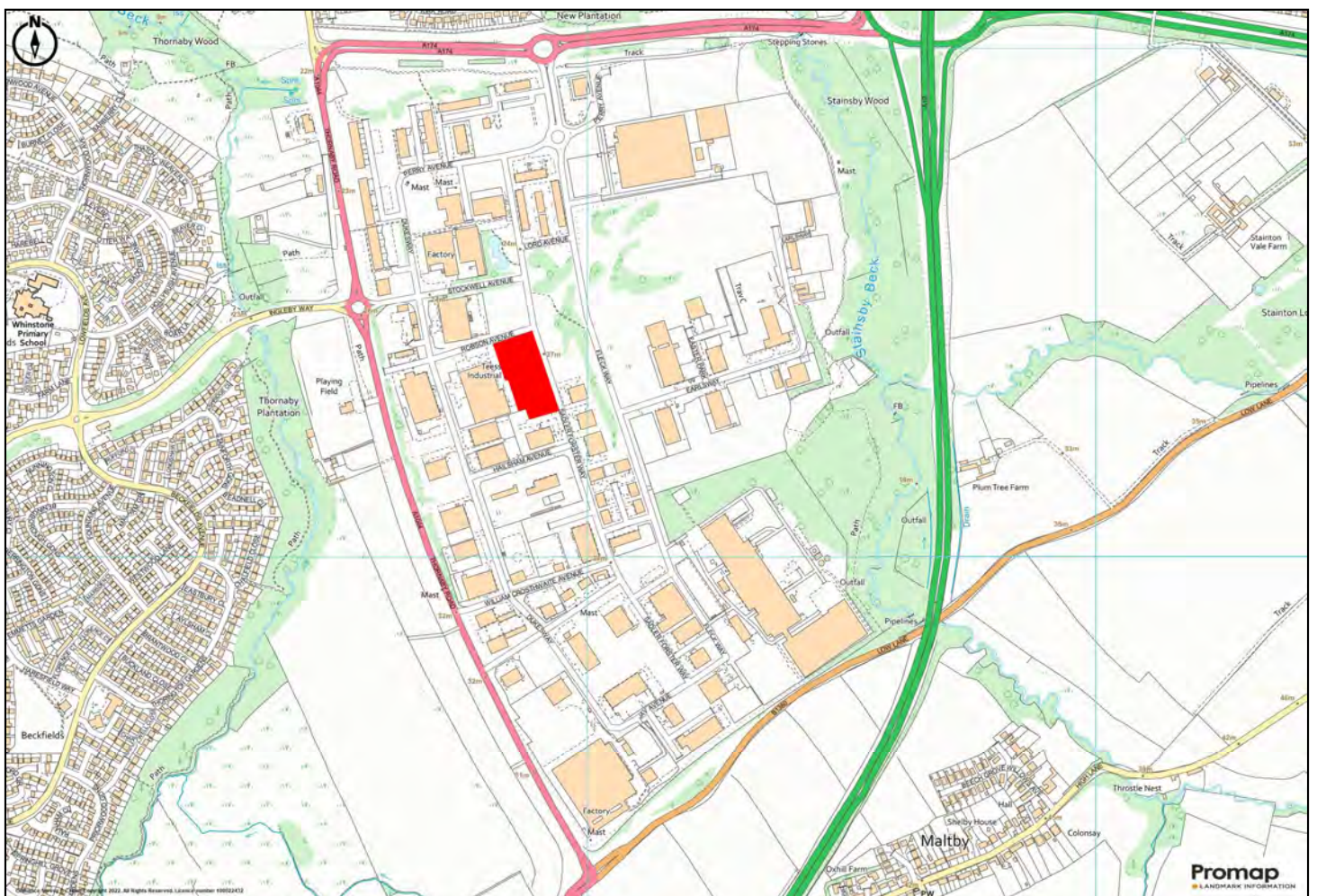
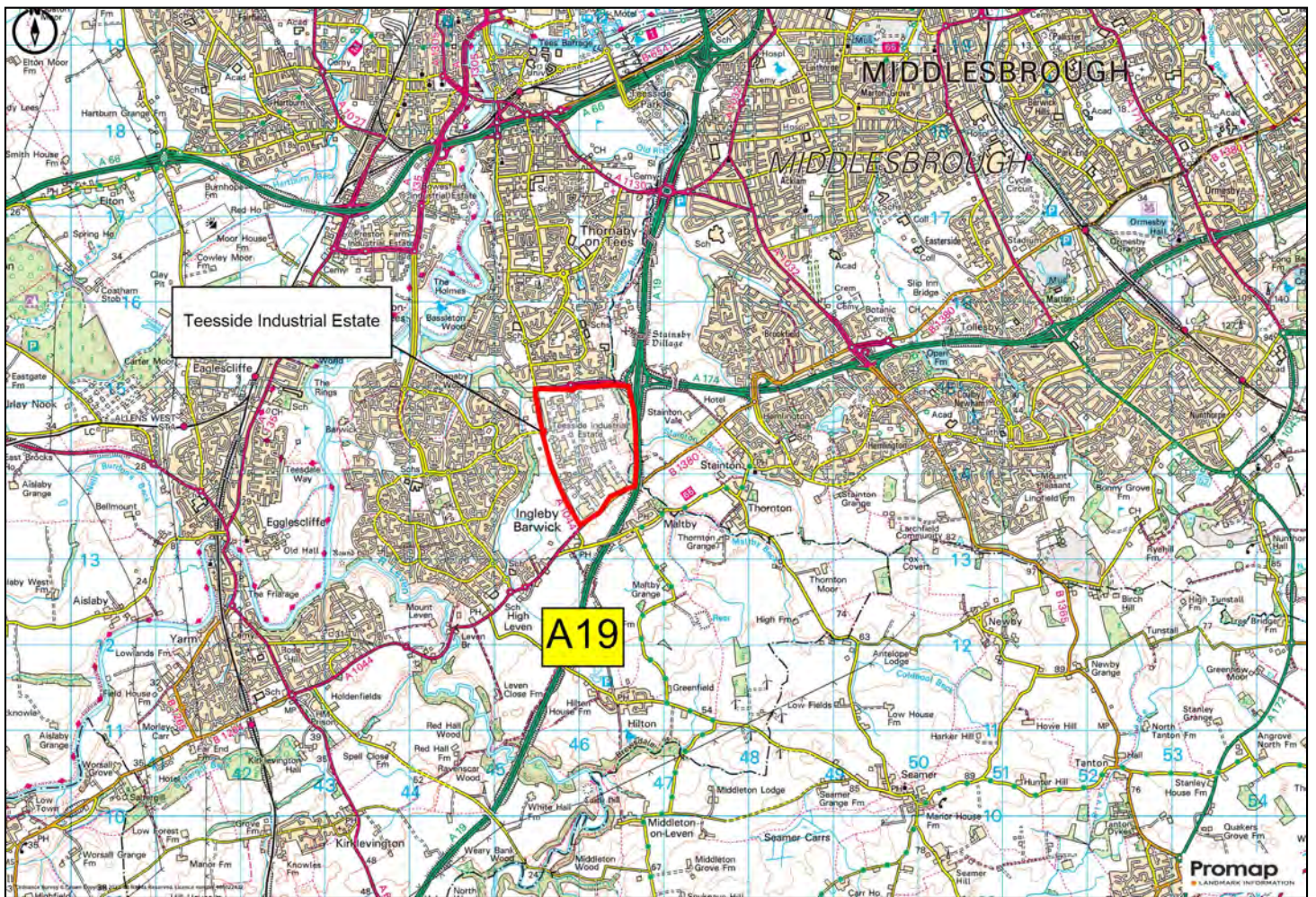
The units have been designed to incorporate energy efficiency measures including air source heat pumps and electricity generation through roof mounted photovoltaic panels.

The property has been assessed and has an A rating. Further information is available on request.



## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.