

To Let - Last Remaining Unit

Perry Avenue Trade Park, Teesside
Industrial Estate, Thornaby, TS17 9LN



Newly Refurbished Trade Park

- Prominent location on established estate
- Within ¼ mile of the A19
- Large urban area within close proximity
- Newly refurbished units completed to shell specification
- Occupiers on estate include Toolstation, Howdens Joinery & Screwfix
- Last remaining Unit - 4,092 sq ft (380.1 m²)
- To let – Rents from £36,875 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 Trade Park is situated to the front of the estate off Fleck Way adjacent to the retail parade which includes Greggs and Subway.

Within close proximity are household name trade suppliers including Toolstation, Screwfix and Howdens Joinery.

Please refer to the attached map and plan for further information.



Availability & Rent

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

Description	m ²	Sq Ft	Rent (per annum)
Unit 6A	Let to Toolstation		
Unit 6B	Let to Weststone		
Unit 6C	380.1	4,092	£36,875

Description

Following full refurbishment the trade park provides the following:

- Terrace of 3 units finished to shell specification
- Steel portal frame construction providing open plan warehousing
- New insulated steel sheet cladding and roofs
- Attractive full height glazed entrance facades
- Clear internal height of 7.6 m
- Access via loading doors (4.3 m x 4.3 m)
- 3 phase power supply, water & gas
- Staff / customer parking



Brochure: February 2024
Images: May 2023

For further details or to view please contact:



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Subject to Contract

Energy Performance

Unit 6C – C(56)

Rateable Value

The property is awaiting reassessment for business rates.

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.



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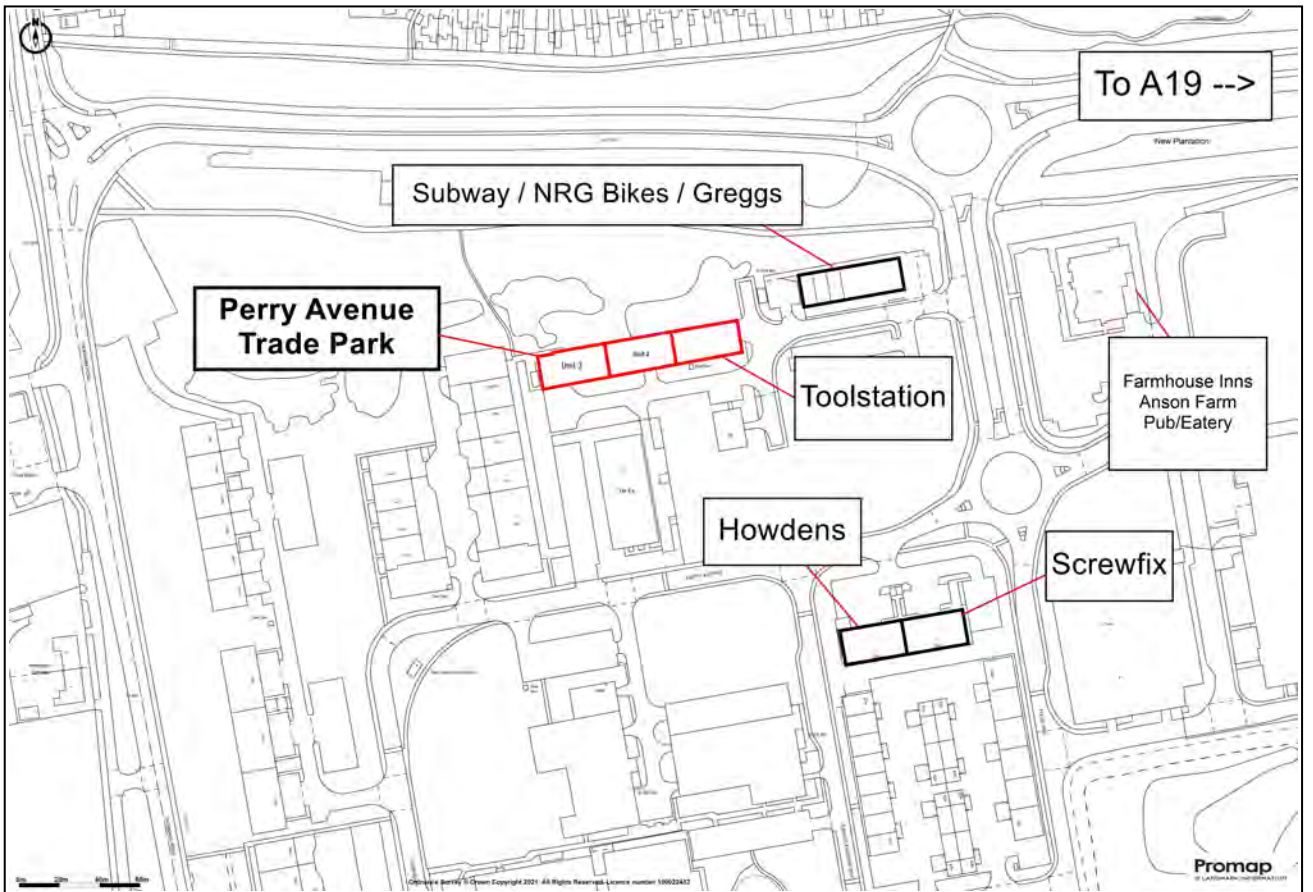
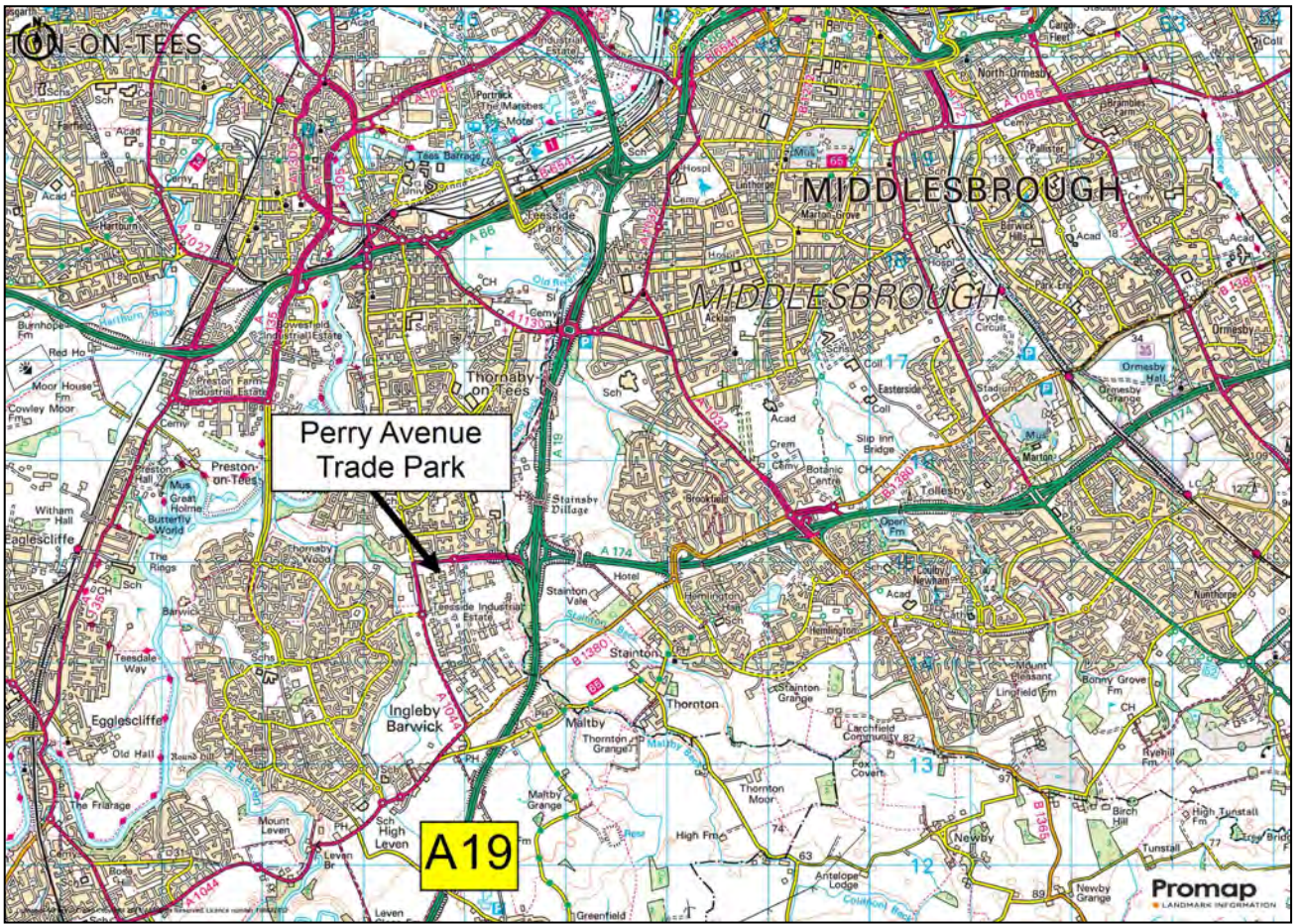


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