

## To Let

### Large Volume High Bay Storage with Yardage

Rent on application

Two principal bays which provide the following approximate gross internal floor areas subject to final measurement :

**East Bay: 101,277 sq ft**  
(9,409 m<sup>2</sup>)

**West Bay: 79,609 sq ft**  
(7,396 m<sup>2</sup>)

## Warehouse A, Lackenby, Teesworks, Redcar, TS6 7RP

Rarely Available Large Volume High Bay Storage with Yardage

Situated within Teesworks, the UK's Largest Industrial Regeneration Project

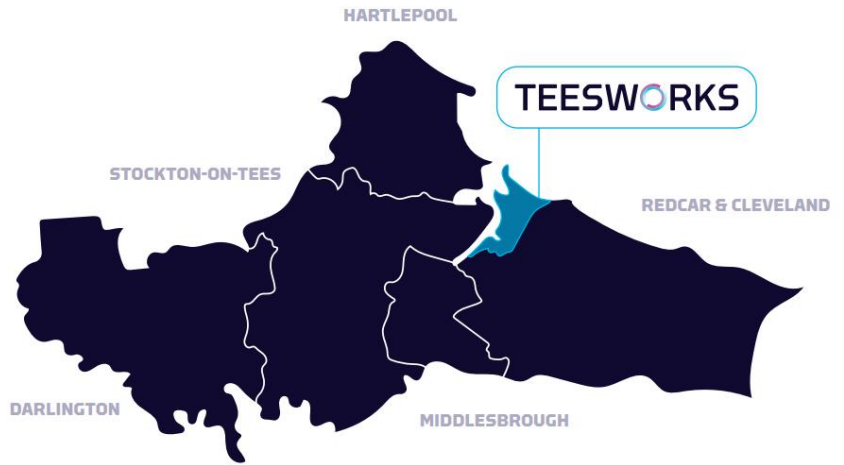
- Excellent accessibility by road, rail, sea or air
- Rarely available high volume covered storage
- Structurally highly over-spec'd compared to new units
- Unit size – 180,886 sq ft (16,805 sq m)
- Eaves Height – 14.33 m
- External storage – up to 20 acres
- Cranage – 5 x 27-30 Tons (require recommissioning)
- Freeport Customs Site benefits available
- Dedicated Planning Officer for quick permissions

View online at [colliers.com/uk](https://colliers.com/uk)

# Access to Global Markets

The UK's best connected industrial zone offering direct connectivity by road, rail, sea and air. The premises can be linked directly to the national rail network.

The site has already attracted major commitments from international companies such as SeAH Wind (1.1 million sq ft plant under construction) and energy giant BP, leading a consortium in the delivery of a 60 acre carbon capture, utilisation and storage (CCUS) plant to include power generation.

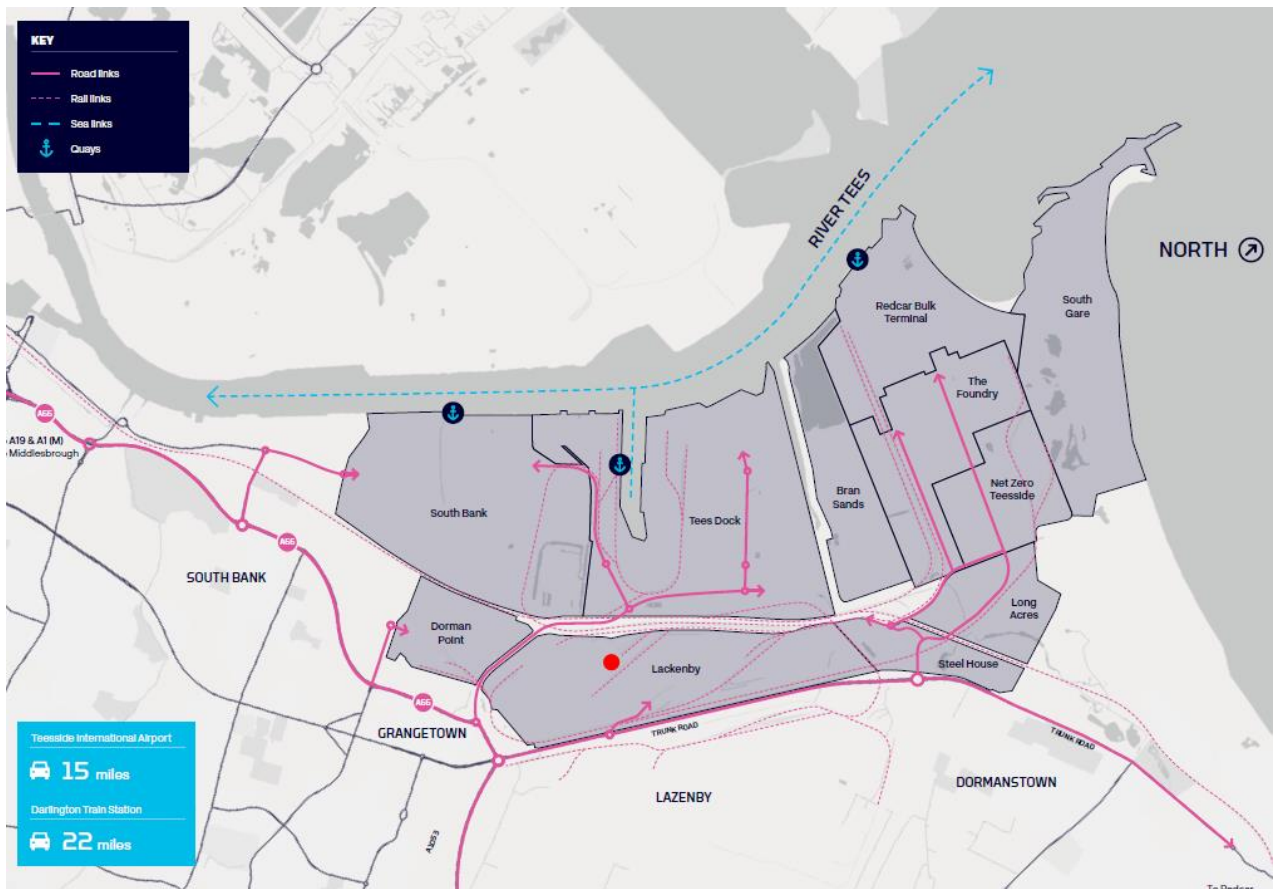


# Infrastructure

From transport connections to electricity, gas and water supplies, Teesworks is a ready home for large industry.

Teesworks has a high resilience 480MVA electricity supply fed by quadruple connections from National Grid into the site's private wire network.

We are able to accommodate (within reason) all utility requirements.







## The Property

High bay steel-framed storage premises offering large volume economical floorspace. Up to 20 acres of external hardstanding. The premises are equipped with 5 x 27-30 ton overhead cranes but these are not certified and would require the tenant to recommission them.

The accommodation is split into 2 principal bays:

Bay 6 – 101,277 sq ft (9,409 sq m)

Bay 9 – 70,609 sq ft (7,396 sq m)

## EPC

The property is available for covered storage or other uses which don't require the premises to be heated or the air within the building to be otherwise conditioned.

## Specification

Flexible refurbishment options can be discussed with prospective tenants to include repairs to external cladding, new LED lighting and installation of loading doors

## Tenure

The property is available to let either as a whole or in individual bays.

## Freeport

The property is within Teesside Freeport, the UK's biggest and first operational Freeport.

Freeport customs zone status means that eligible tenants will receive a range of tariff benefits, including duty deferral while the goods remain on site and suspended import VAT on goods entering the customs zone.

Additional duty suspension benefits are available.

For further information please contact:



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