

**FOR SALE/
MAY LET**



Sanderson
Weatherall

MODERN INDUSTRIAL UNIT

48B Earlsway, Teesside Industrial Estate

Thornaby, Stockton on Tees TS17 9JU



Key Points

- Modern Industrial Unit
- 12,376 sq ft (1,150 sq m)
- Asking Price: £550,000
- Rent on Application
- Capable of being split to provide two self-contained units from 3,121 sq ft if leasing
- Subject to Contract

Location

The subject property is situated on the eastern edge of Teesside Industrial Estate, fronting Earlsway which is accessed from Fleck Way.

Teesside Industrial Estate is situated approximately 2 miles south of Thornaby, 4 miles south of Stockton on Tees and 7 miles south of Middlesbrough. The estate lies adjacent to the A19 and 3 miles from the A66, both of which provide direct access to the region's wider road networks. A new roundabout access has also recently been created directly from the A174 providing a direct road link to the A19.

In terms of surrounding land uses, the immediate locality is industrial in nature. Nearby occupiers include Harrison Packaging, DHL and Teesside Caravan Storage.

Description

The property comprises a semi-detached industrial unit of steel frame construction with a mix of brick and blockwork infill elevations and profile sheet metal cladding, under a flat, profile sheet clad deck roof. The minimum eaves height is 4.84 metres.



Internally, the property provides workshop accommodation with reception area, ancillary offices, WC and staff facilities and stores. The workshop flooring is solid concrete with insulated walls and exposed ceilings, with fluorescent strip lighting. The integral ancillary accommodation is fitted out with, in the main, carpet flooring.

Externally, there is designated parking to the front of the unit, where there is also warehouse access via two electric roller shutter doors to a height of 4.59m and width of 4.21m. The unit benefits from gated access and an additional grassed area to the rear provides expansion land to create more floor space if required. The property is capable of housing two separate occupiers on a leasehold basis.

Accommodation

Description	sq m	sq ft
Paint Shop	289.94	3,121
Workshop	779.35	8,389
Mezzanine	80.46	866
Total	1,150	12,376

Asking Price & Lease Terms

We are instructed to seek offers in the region of £550,000 for the benefit of our client's long leasehold interest. Alternatively, our client may consider disposing of the property on a leasehold basis at a rent of £53,750 per annum for a term of years to be agreed, subject to contract.

Tenure

The property is held on a long leasehold interest for a term of 125 years from 16 December 1998 at a peppercorn rent.





Energy Performance Certificate

An EPC has been commissioned and will be available for inspection shortly.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows;

Rateable Value: £44,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Stockton on Tees Borough Council).

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

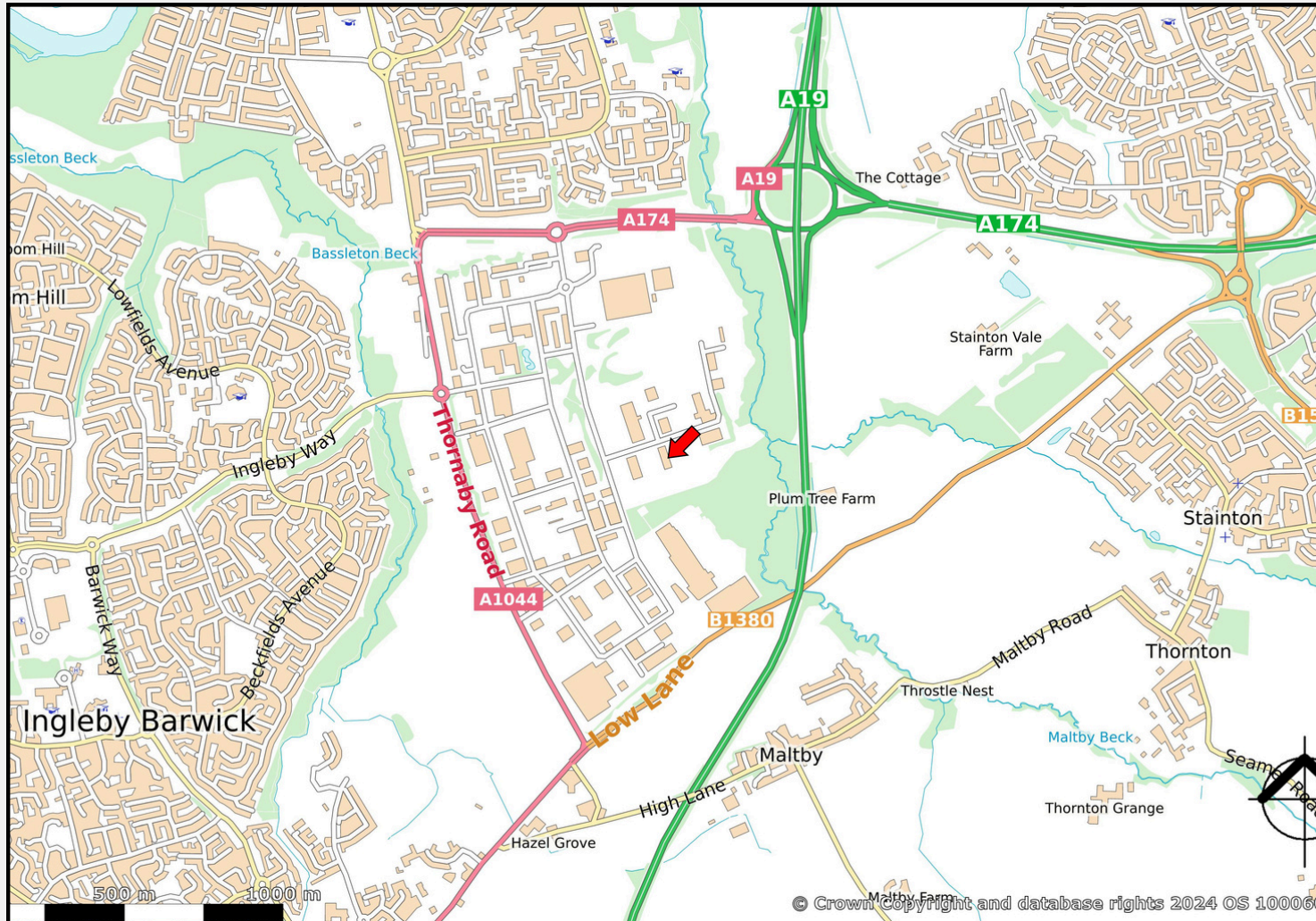
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