



## Unit 1 & 3, 18 Metcalfe Road, Middlesbrough TS6 6PT

- 2 x Industrial Units / Warehouses
- Excellent Transport Links
- Large Roller Shutters
- Ample Communal Parking
- Floor Area 1,772 sq. ft. (160 sq. m.)
- Suitable for a Variety of Uses
- Within Popular Industrial Estate
- Small Business Rate Relief

**Rent: £12,000 per annum (per unit)**

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## Location

The units are located on Metcalf Road, off Brunel Road on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated circa 2 miles to the west.

## Description

We are delighted to offer these two single storey brick units with flat roofs. Each unit is circa 1,772 sq. ft. (160 sq. m.) being predominantly open plan with small office/kitchen/W.C facilities. The units would suit a variety of uses subject to the correct use class.

## Floor Area

1,772 sq. ft. (160 sq. m.)

## Tenure

Leasehold – A new FRI (full repairing and insuring) lease is available, terms and conditions to be agreed. There are no costs for preparation of the lease.

## Rent

£12,000 per annum (per unit) (Paid monthly in advance). There will be a rent review at year 3 based on the (RPI) retail price index.

## Deposit

£1,000 (Landlord would ideally like the tenant to be a home owner or have a guarantor who is a home owner)

## Viewing

Strictly by appointment through this office.

## Rateable Value (Unit 1)

The 2024 Rating List entry is Rateable Value £5,300.

## Rateable Value (Unit 3)

The 2024 Rating List entry is Rateable Value £5,300

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance

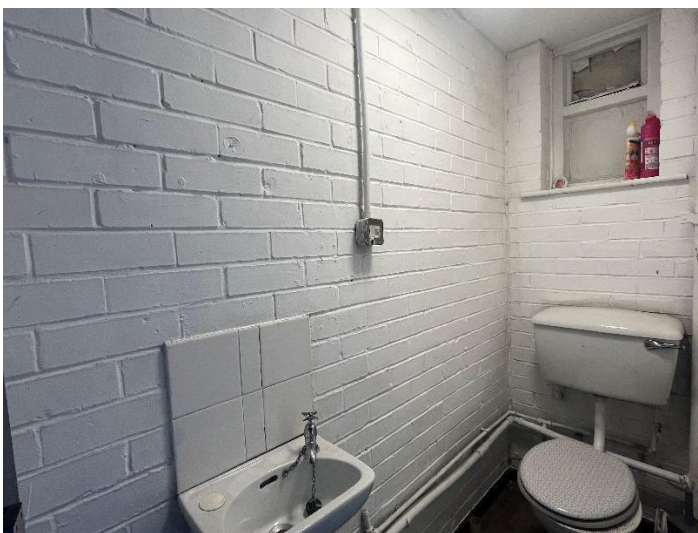
## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

## Ref I011 (Version 1)

Prepared 15<sup>th</sup> May 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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