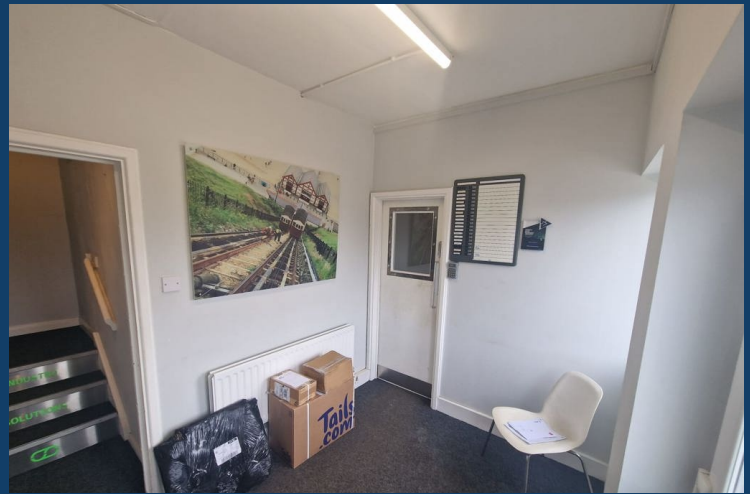


TO LET
828.13 Sq M



4 OWENS ROAD, SKIPPERS LANE INDUSTRIAL ESTATE, MIDDLESBROUGH, TS6 6HE

- Suitable for various industrial uses
- Accessible building with convenient access to major routes including Middlesbrough's Freeport.
- Whole available - For Let
- Well located in an established industrial location
- Fixed rail crange

DGRE

4 OWENS ROAD, SKIPPERS LANE INDUSTRIAL ESTATE, MIDDLESBROUGH, TS6 6HE

An exceptional opportunity presents itself with this industrial unit boasting adjoining office space, strategically situated within the esteemed Skippers Lane Industrial Estate in Middlesbrough.

This versatile property offers a prime location for industrial businesses. Comprising of ground floor industrial space and adjoining offices, with potential for a variety of industrial uses.

The property's layout affords the opportunity for customization to suit specific business requirements, whether through configuring the industrial space for optimal workflow or tailoring the office area to accommodate administrative needs.

Location

The premises are located on Skippers Lane Industrial Estate with excellent connection routes via the A66.

The property is surrounded by a mix of industrial units. The area is well connected via rail and road; Middlesbrough train station lies to the northwest and the A66 connects to the A19 to the west. With nearby access to Middlesbrough's upcoming Freeport.

Accommodation

The property comprises of two interconnected units. The main industrial unit is of portal steel framed construction with a large concertina door providing easy vehicular access to the work area. The office unit comprises of 6 office rooms to the ground floor with a larger office situated on the 1st floor.

accommodation contains three fixed rail cranes, one 5-ton, one 2½-ton, and one 1-ton crane.

The property was previously used by a manufacturing firm producing steel frames within the industrial unit and adjoining offices providing administration support and training facilities.

The configuration of the property would suit many businesses, such as vehicle repair, manufacturing, etc. There are 3 external vehicular entrances. 2 concertina/roller shutter doors providing access to the industrial unit front and side, and the main entrance to the office unit.

Externally the windows have electric security shutters.

VAT

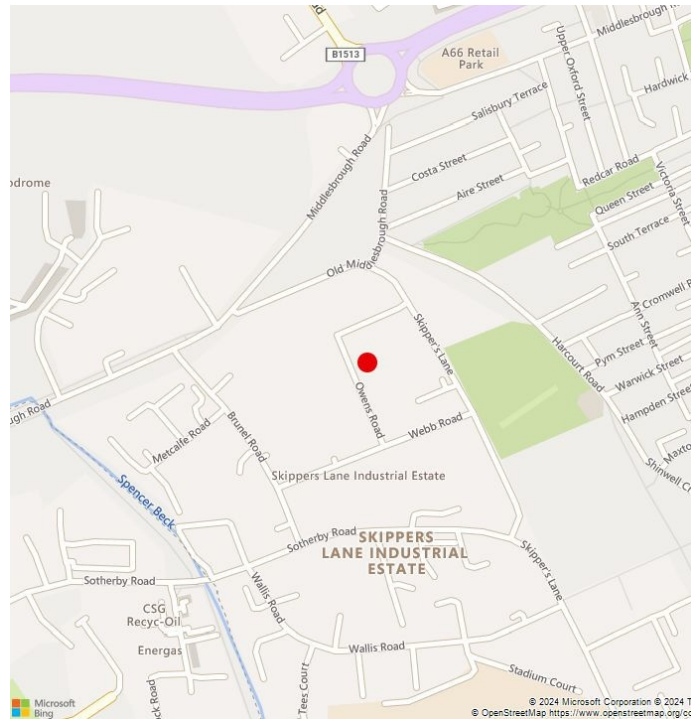
It is understood that the building is not elected for VAT.

Planning Information

It is our understanding that there is approved planning permission to erect a new unit on adjoining land.

Services

Understood to be connected to all mains, gas, electricity and drainage.



Additional Information

Rent

£49,950 Per Annum

EPC

The client has commissioned an EPC survey, the EPC will be made available when received.

Viewing

DGRE Agency
01642 967095
agency@dgre.uk