



## MAGNUM INDUSTRIAL ESTATE LAGONDA ROAD BILLINGHAM, TS23 4BF

£770 (FROM) PER

### Description

An opportunity to occupy industrial accommodation within the well-established Magnum Industrial Estate, Billingham.


The estate comprises 23 light industrial units suitable for a variety of uses including storage, workshop, trade counter, manufacturing and distribution purposes (subject to any necessary consents).

Units typically benefit from roller shutter access, WC facilities, kitchenette provisions, on-site parking and a secure estate environment with CCTV coverage.

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**EPC Rating:**      **Council Tax Band: Exempt**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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