

Unit 27 | 7,260 sq ft

Industrial unit available in a premier industrial location under refurbishment

Modern steel portal frame Industrial unit,

10% rooflight, One full height loading door. Two Storey offices with extensive loading yard

This flexible unit is well suited for a range of business needs to include light industrial, warehouse, and storage space.

Lease Type

Nev







	Per Annum	Per Sq Ft
Rent	£43,600.00	£6.01
Rates	£9,125.00	£1.26
Maintenance Charge	£8,800.00	£1.21
Insurance	£1,452.00	£0.20
Total Cost	£62,977.00	£8.67

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog

Unit 27 | Primrose Hill Industrial Estate



Wingate Way, Stockton-On-Tees, TS19 0GA



Location

Stockton-on-Tees is located some 14 miles east of Darlington, 21 miles south of Durham and 4 miles west of Middlesbrough.



Road

The town is served by the A19 and the A66 which provide access to the A1(M).



Airport

Durham Tees Valley Airport is just under 8 miles away.



Rai

The town is served by the A19 and the A66 which provide access to the A1/M1

Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	C (68)	

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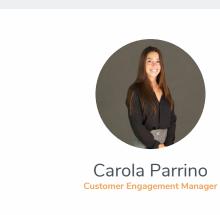
www.industrials.co.uk

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Key Contact



"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



Call +440 808 169 7554

