

Industrial

# Unit 27 | Primrose Hill Industrial Estate

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

## 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

New



### ✔ Unit Summary

- 3 Phase Power
- Office Accommodation
- Storage Unit
- Double Glazed Windows and Doors
- Car Parking
- WC Facilities

View Floor Plans →

### £ Occupational Costs

	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
<b>Total Cost</b>	<b>£62,977.00</b>	<b>£8.67</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

➔ For more info please visit: [unit.info/UIP0100026](http://unit.info/UIP0100026)

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## 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.



### Rail

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

## 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)

## Key Contact



**Carola Parrino**

Customer Engagement Manager

"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."



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