

# **Unit 28** | 5,754 sq ft

Industrial unit available in a premier industrial location

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

The space is comprises Industrial Space with Office Accommodation and WC facilities.

Lease Type

Nev



# Unit Summary Office Accommodation 3 Phase Power Car Parking Double Glazed Windows and Doors Roof Lights WC Facilities View Floor Plans → View Virtual Tour

**(£)** Occupational Costs

	Per Annum	Per Sq Ft
Rent	£37,500.00	£6.52
Rates	£10,125.00	£1.76
Maintenance Charge	£7,000.00	£1.22
Insurance	£1,150.80	£0.20
Total Cost	£55,775.80	£9.69

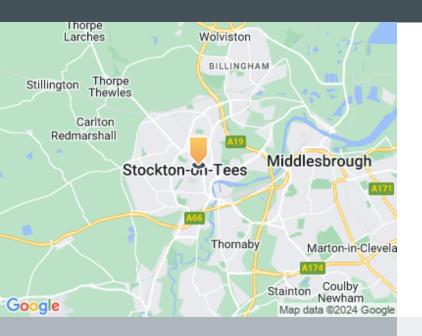
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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

# Unit 28 | Primrose Hill Industrial Estate



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



### Location

Stockton-on-Tees is located some  $14\ \text{miles}$  east of Darlington,  $21\ \text{miles}$  south of Durham and  $4\ \text{miles}$  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

# **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 (51)	

# industrials

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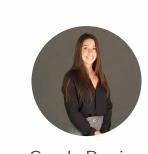
www.industrials.co.uk

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## **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."



Call +440 808 169 7554

