

Industrial

Unit 16 | Arkgrove Industrial Estate

📍 Ross Road, Stockton-on-Tees, TS18 2NH

Unit 16 | 7,694 sq ft

Modern industrial accommodation with self contained secure yard

Benefiting from 3 phase power, this modern unit due to refurbished is suitable for a variety of business needs, to include trade counter, manufacturing, or warehousing. Situated on a well maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space also comprises energy efficient lighting, and is covered by estate-wide manned CCTV.

Lease Type

New



✔ Unit Summary

- 3 Phase Power
- Private Yard
- Double Glazed Windows and Doors
- Ideal Trade Counter Units
- Car Parking
- WC Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£55,300.00	£7.19
Rates	£16,448.50	£2.14
Maintenance Charge	£9,600.00	£1.25
Insurance	£1,538.80	£0.20
Total Cost	£82,887.30	£10.77

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.

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Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse pitch.



Road

The estate is accessed via Ross Road directly from Portrack Lane, which links in turn to the A19, the area's principal north / south trunk route, at Portrack Interchange less than 1 mile to the east.



Airport

Newcastle Airport is just over 35 miles away and Leeds Bradford Airport is just over 50 miles away.



Rail

The estate is accessed via Ross Road directly from Portrack Lane, which links in turn to the A19, the area's principal north / south trunk route, at Portrack Interchange less than 1 mile to the east.

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 (58)



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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."



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