

## **Unit 7** | 3,467 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.

Lease Type

New



## Unit Summary

- Circulation Space
- LED Lighting
- 24 Hour Access
- Roof Ligh
- Car Parking
- WC facilities

(£)	Occupational	Costs
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	Per Annum	Per Sq Ft
Rent	£24,300.00	£7.01
Rates	Not specified	Not specified
Maintenance Charge	£4,200.00	£1.21
Insurance	£693.40	£0.20
Total Cost	£29,193.40	£8.42

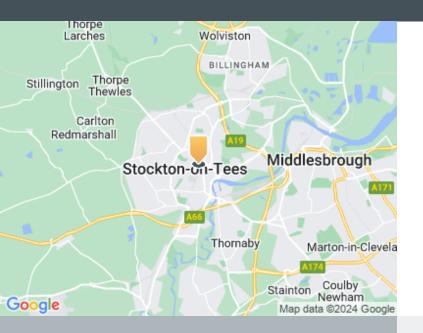
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for ful or partial Small Business Rates Relief. To find out if you qualify please

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

# Unit 7 | Primrose Hill Industrial Estate







#### 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.



#### 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 (56)

# industrials

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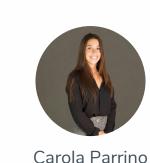
www.industrials.co.uk

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## **Key Contact**



Carola Fallillo

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

