



TO LET

Industrial Units

D2 & E1 Warelands Way, Longlands Road, Middlesbrough
TS4 2JY

- Popular Location
- Loading Compound
- New Lease
- Roller Shutter Loading Doors
- Approx. 471 m² (5,070 sqft) to 999 m² (10,754 sqft)
- Available Individually or Jointly
- **VAT EXEMPT**

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LOCATION

Warelands Way is located on the periphery of Middlesbrough Town Centre and is accessed by the A1085 (Longlands Road). Longlands Road provides excellent access from the premises to the A66, one of Teesside's Arterial Roads which in turn provides access to the A19 and A1(M) national motorway networks.

DESCRIPTION

The subject premises comprise mid-terraced corner units with part brick and block work elevations under a single pitched roof. Internally there is WC and office accommodation.

ACCOMMODATION

Unit D2	471 m ²	(5,070 sq ft)
Unit E1	528 m ²	(5,684 sq ft)
Total	999 m ²	(10,754 sq ft)

Available individually or jointly.

RENT

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing as follows:

D2	£15,500 per annum
E1	£17,000 per annum

RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we understand that the units are assessed jointly for rating purposes at £18,750 and will need to be reassessed if let individually.

ENERGY PERFORMANCE CERTIFICATE

Available asap

VIEWING

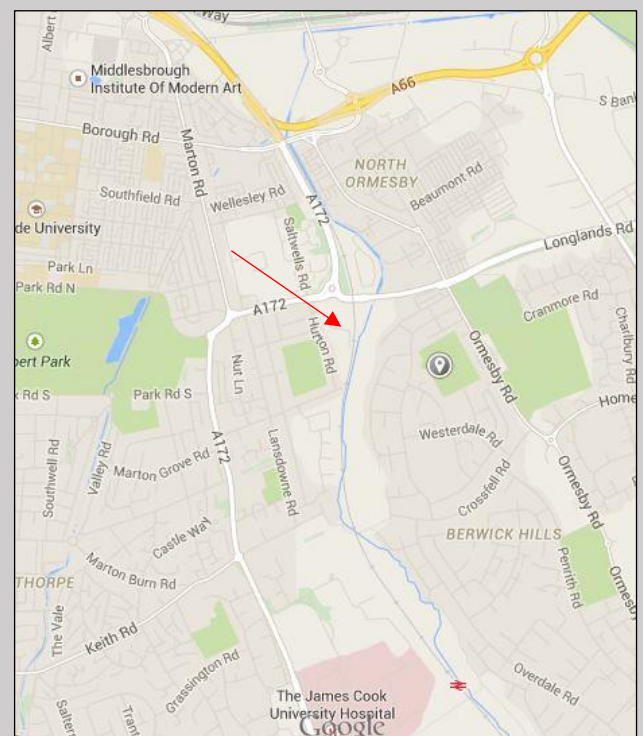
Strictly through the agents Connect Property North East:

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