



To Let

7 Wass Way, Durham Lane Industrial Park, Eaglescliffe TS16 0RG

- To be Refurbished
- Established Commercial Location
- Fenced Secure Yard
- Approx. 10,000 sq ft Unit
- Total Site Area approx. 0.53 acres

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Connect Property North East

First Floor

4 Halegrove Court

Cygnets Drive

Stockton on Tees

TS18 3DB

LOCATION

Durham Lane Industrial Park is located on the south west edge of the Teesside conurbation, approximately 1 mile from Yarm on Tees and approximately 2 miles from the A66 Trunk Road.

The A66 provides excellent access to both the A19 and A1(M) and from there the regional and national road networks beyond.

DESCRIPTION

The premises comprise a detached industrial warehouse/workshop under a dual pitched and clad roof interspersed with translucent roof light panel. There are WC and kitchen facilities, 2 loading doors and a fenced & gated concrete yard.

The unit is to be refurbished and will incorporate LED warehouse lighting, new loading doors, kitchenette and WC accommodation.

ACCOMMODATION

Warehouse 929 m² (10,000 sq ft)
Yard 0.06 Ha (0.16 acres)
Total Site Area 0.21 Ha (0.53 acres)

BUSINESS RATES

The Rateable Value from 1 April 2023 is £25,000.
We recommend that interested parties contact the Local Rating Authority to determine the precise rates payable.

TERMS

The site is available To Let with an asking rent of £50,000 per annum plus vat. Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

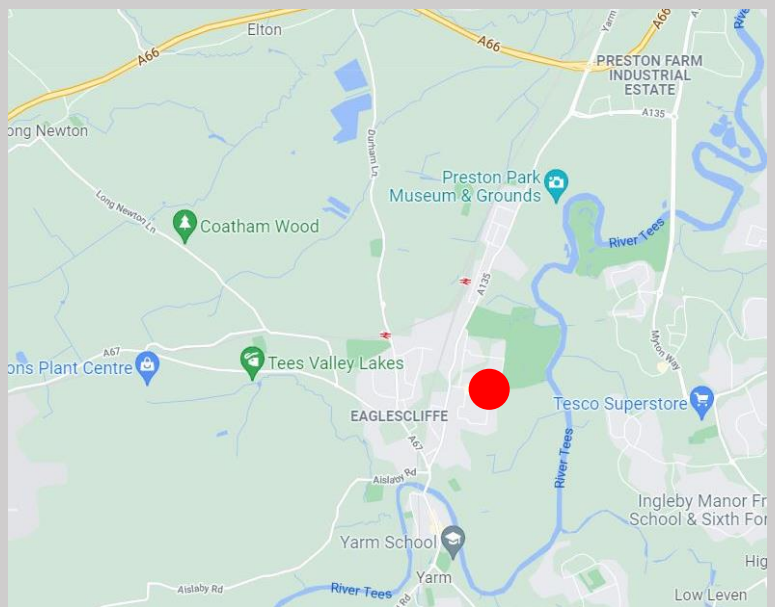
E(115) – will need to be reassessed post refurbishment.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddi: 01642 704930

Email: tim@cpne.co.uk



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