



TO LET

Trade Counter Premises

95 Perry Avenue, Teesside Industrial Estate, Thornaby TS17 9JZ

- Established Commercial Location
- Refurbished
- Prominent Position
- Excellent Road Links
- Close to A19
- Car Parking
- **Approx 269 sq m (2,896 sq ft)**

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Connect Property North East

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Cygnets Drive

Preston Farm Business Park

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LOCATION

The subject property is located prominently on Teesside Industrial Estate. The estate is situated to the south of Thornaby within the Teesside Conurbation lying adjacent to the A19 and approximately 2 miles from the A66.

Nearby operators include Toolstation, Greggs, Subway, Screwfix and Howdens.

DESCRIPTION

The property comprises a detached commercial trade / workshop unit of steep portal frame construction under a dual-pitched roof interspersed with translucent roof light panels.

Access can be gained via a pedestrian entrance door to the front and an electrically operated roller shutter door to the side.

ACCOMMODATION

The Gross Internal Area is approximately:

269 sq m (2,896 sq ft)

TERMS

The property is available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rental of £35,000 per annum plus vat.

BUSINESS RATES

The unit is assessed for Rating purposes at £18,000. We recommend that interested parties contact the local rating authority to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(93). A copy of the EPC is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

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