



TO LET – Industrial Warehouse

UNIT 10A (part), PARKVIEW INDUSTRIAL ESTATE, BRENDA ROAD,
HARTLEPOOL TS25 1PE

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on Parkview Road West, close to Brenda Road on the established Parkview Industrial Estate, Hartlepool. Hartlepool Town Centre is approximately 1 mile to the North with the Seal Sands Terminal and the Mouth of the River Tees a short distance to the South.

Hartlepool is located approximately 12 miles north of Middlesbrough and is accessed via the A689(T) which in turn gives excellent access to the A19(T) and from there the region's principal road networks beyond.

DESCRIPTION

The premises comprise a modern industrial unit of steel portal frame construction under a dual pitched roof interspersed with translucent roof light panels to an effective eaves height of approximately 6 metres rising to approximately 10 metres at the apex.

Internally, the premises comprise large open workshop / warehouse accommodation with adjoining loading / storage accommodation. To the front of the premises is two storey office accommodation comprising a mixture of open plan and cellular offices with points for power and data, electric wall mounted storage heaters, carpets, lighting and WC / staff accommodation.

Externally, to the front of the premises is extensive onsite car parking with loading access to the rear via a shared loading compound. Loading to the premises can be gained via a sectional up and over loading door of approximately 4 metres in width and 4.5 metres in height.

ACCOMMODATION

From our measured inspection we calculate that the premises provide the following approximate Gross Internal Area:

Warehouse	990 m ²	(10,657 sq ft)
Ground Floor Offices	129 m ²	(1,389 sq ft)
First Floor Offices	129 m ²	(1,389sq ft)
Total GIA	1,248 m²	(13,435 sq ft)

TERMS

The premises are available To Let by way of a sub-lease on a full repairing and insuring basis expiring 27th June 2029 with an asking rent of £67,175 per annum plus vat.

RATING ASSESSMENT

The units will need to be reassessed for business rates purposes once subdivided. Based on the existing assessment it is estimated that the Rateable value for the subject premises will be approx. £40,000. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

To be assessed following subdivision works.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter
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