

GENEROUS INCENTIVES



TO LET

3 Portrack Trade Park, Cheltenham Road, Portrack Lane, Stockton on Tees
TS18 2AD

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Portrack Trade Park is centrally located on Portrack Lane in close proximity to the A19. The park is located immediately adjacent to B&Q and nearby are a number of national retail and industrial operators including Magnet, Asda and Wickes DIY.

Occupiers on Portrack Trade Park include **Greggs Bakers, Screwfix, Toolstation** and **Joseph Parr**.

DESCRIPTION

The premises are of steel portal frame construction to an effective eaves height of approximately 6.17 metres with block work walls to lower levels over-clad with profile metal sheet cladding to all elevations and the roof. Pedestrian/Trade Counter access is available to the front of the premises as is on-site car parking facilities. To the rear there is loading access via and electric sectional up-and-over insulated loading door.

ACCOMMODATION

We calculate the premises provide the following approximate gross internal area:

Unit 3 353 m² (3,796 sq ft)

TERMS

The premises are available To Let by way of assignment or sub-letting of an existing lease which expires 23 February 2027.
£51,250 per annum plus vat headline rent.

RATING ASSESSMENT

The Rateable Value is £35,250.
We recommend that interested parties make their own enquiries with the Local Rating Authority to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of Band C (64). A full copy of the EPC is available for inspection on request.

VIEWING

Strictly through the agents Connect Property North East:

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