



TO LET

Industrial Units

Blue House Point Road / Portrack Grange Road, Portrack Lane,
Stockton on Tees TS18 2PF

- Popular Commercial Location
- Workshop Buildings
- 4 m Effective Eaves Heights (7.5m apex)
- Fenced & Gated Site
- From approx. 334 sq m (3,595 sq ft)

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

LOCATION

Portrack Grange Road is located directly off Portrack Lane, approximately 1 mile north east of Stockton Town Centre. The A19(T) is approx. 0.5 miles distant.

Portrack Lane is a well-established out-of-town industrial, trade and retail destination housing a number of local, regional and national operators such as B&Q, Magnet, Wickes and Asda.

DESCRIPTION

The units are of steel portal frame construction under pitched rooves interspersed with translucent roof light panels. The units have electric roller shutter doors, LED lighting and WC facilities

ACCOMMODATION

The property has the following approximate Areas:

| Description | M ² | Sq ft |
|-------------|----------------|-------|
| Unit 1 | 351 | 3,778 |
| Unit 2 | 345 | 3,714 |
| Unit 3 | 358 | 3,854 |
| Unit 4 | 423 | 4,553 |
| Unit 5 | 334 | 3,595 |
| Unit 6 | 337 | 3,627 |
| Unit 7 | 337 | 3,627 |
| Unit 8 | 351 | 3,778 |

TERMS

The units are available To Let by way of new leases with an asking rent of £5 per sq ft per annum plus vat

BUSINESS RATES

The property needs to be reassessed for Rating purposes. Interested parties should contact the Local Authority to establish the precise rates payable.

EPC

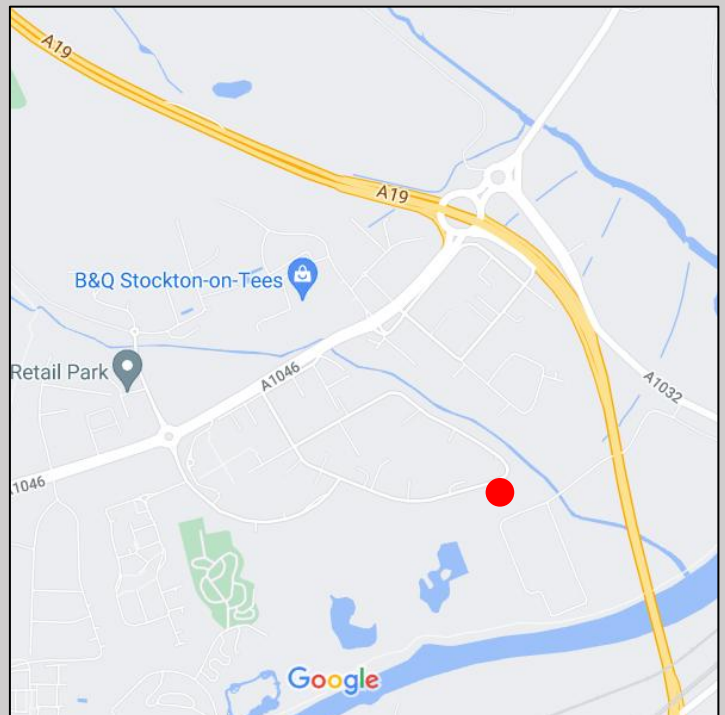
TBC

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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