

Industrial

# UNIT 6 | ARKGROVE INDUSTRIAL ESTATE

Ross Road, Stockton-on-Tees, TS18 2NH

## UNIT 6 | 3,836 SQ FT

Modern unit with Office accommodation

This modern unit is suitable for a variety of business needs, to include trade counter, manufacturing, or warehousing. The unit benefits from 2-storey offices includes a tea point and WCs. It has a minimum eaves height of 4.8m.

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Situated on a well maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space also comprises a roller shutter door, energy efficient lighting, and is covered by estate-wide manned CCTV.



Lease Type

New

### Unit Summary

- Double Glazed Windows and Doors
- Premier Industrial Location
- 24 Hour Access
- Dedicated Car Parking
- LED Lighting
- WC Facilities

[View Floor Plans](#)

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£22,400.00	£5.84
Rates	£5,401.00	£1.41
Maintenance Charge	£4,800.00	£1.25
Insurance	£767.20	£0.20
<b>Total Cost</b>	<b>£33,368.20</b>	<b>£8.70</b>

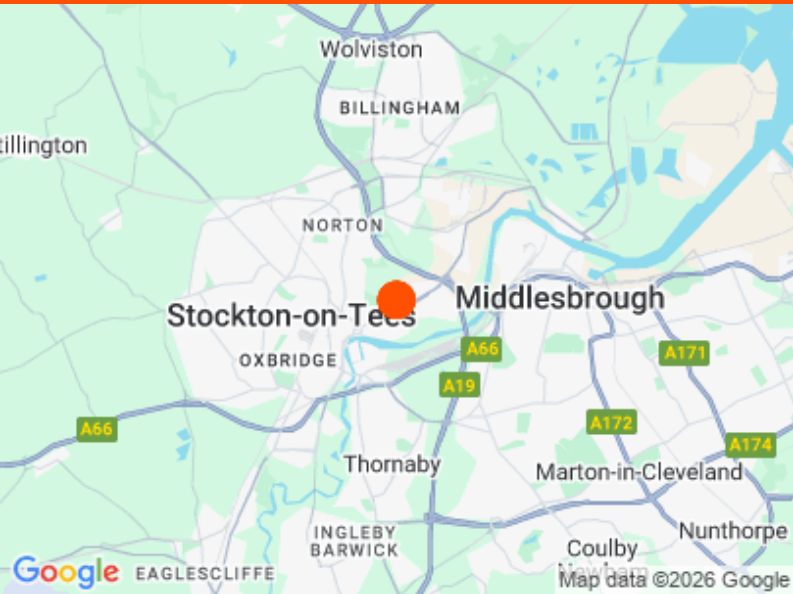
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse pitch.



Road  
A19: 1 mile



Airport  
Newcastle: 44 miles



Rail  
Billingham: 5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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