



# TO LET (MAY SELL)

## Industrial / Showroom Premises

8 New Street, Thornaby on Tees TS17 6BU

- Showroom / Trade Counter Unit
- Glazed Main Road Frontage
- Secure Rear Yard / Compound
- Excellent Access for A66 & A19
- Established Commercial Location
- Roller Shutter Doors to Rear
- Potential for a Variety of Uses
- Approx. 835.77 sqm (8,996 sq ft) on 0.32 Acres
- VAT Exempt

**Contact:** Tim Carter

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Tel:** 01642 704930

**Connect Property North East**

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

Stockton-on-Tees is located some 14 miles east of Darlington, 21 miles south of Durham and 4 miles west of Middlesbrough.

The property is situated just off the A66 which provides easy access to the A19 and A1(M). Thornaby Rail Station is also within only a 5 minute walk.

Neighbouring businesses include Machine Mart, allGym and Driven Motor Group.

## DESCRIPTION

The premises comprise a detached unit of steel portal frame construction with brick and blockwork walls with profile cladding above, partial glazed frontage and concrete floors throughout.

Internally the property is an open plan format, essentially square in shape and has operated as a car showroom in recent years.

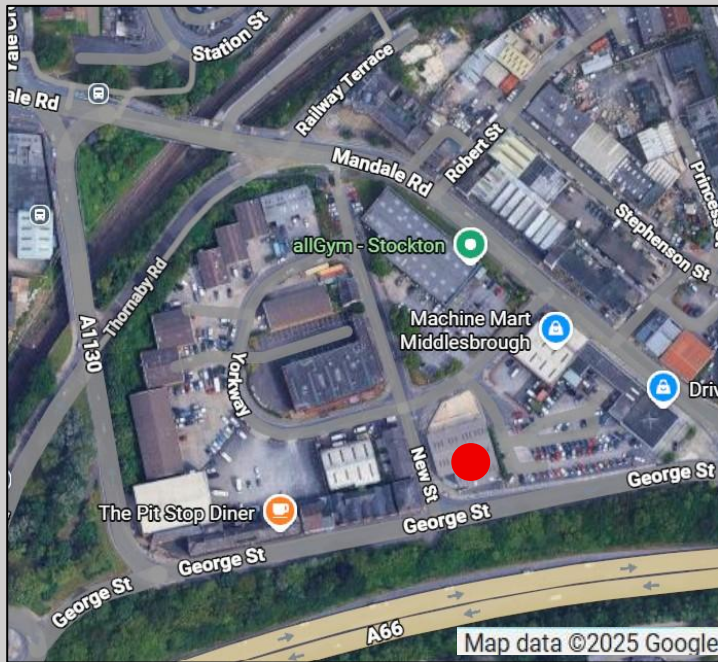
Height to eaves approx. 3.75m, rising to c. 4.50m at the apex.

There are 2no. electrically operated roller shutter doors (2.92m x 2.80m & 4.84m x 2.14m) that allow access to and from the yard / parking area to the rear.

## ACCOMMODATION

We are advised that the unit has the following approximate Gross Internal Area:

|                 |             |               |
|-----------------|-------------|---------------|
| Showroom        | 835.77 sq m | (8,996 sq ft) |
| Total Site Area | 0.13 Ha     | (0.32 Acres)  |



## TERMS

The unit 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 rent of £30,000 per annum.

The property may also be sold on a Freehold basis with offers invited in the region of £425,000.

## BUSINESS RATES

We understand that the premises have a rateable value of £38,000 effective from 1st April 2026. We recommend that all interested parties contact the Local Authority to establish the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B (46). A full copy is available upon request.

## VIEWING

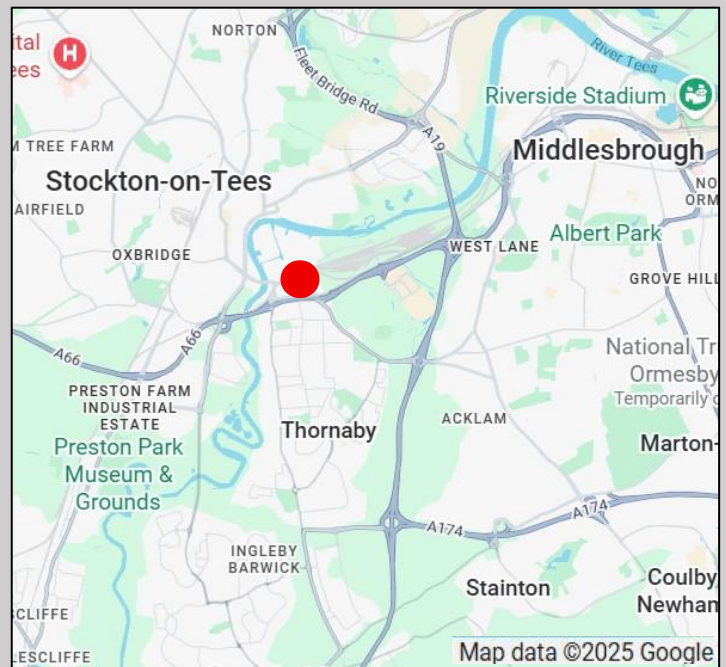
Strictly through the joint agents Connect Property North East:

**Tim Carter** ddl: 01642 704930

Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Jonathan Simpson** ddl: 01642 704931

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



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