



# To Let

10 Guiseley Way, Durham Lane Industrial Park, Eaglescliffe TS16 0RF

- Established Commercial Location
- Good Transport Links
- Unit approx. 5,200 sq ft
- Ancillary Offices
- Clear Span Warehouse
- £28,000 per annum plus vat rent

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## LOCATION

Durham Lane Industrial Park is located on the south west edge of the Teesside conurbation, approximately 1 mile from Yarm on Tees and approximately 2 miles from the A66 Trunk Road.

The A66 provides excellent access to both the A19 and A1(M) and from there the regional and national road networks beyond.

## DESCRIPTION

The premises comprise a semi-detached industrial warehouse/workshop under a dual pitched and clad roof interspersed with translucent roof light panel. There are office, WC and kitchen facilities. Loading is via a concertina loading door and car parking to the front of the unit.

## ACCOMMODATION

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

Warehouse	449 m <sup>2</sup> ( 4,834 sq ft)
Office	34 m <sup>2</sup> (366 sq ft)
<b>Total GIA</b>	<b>483 m<sup>2</sup> ( 5,200 sq ft)</b>

## BUSINESS RATES

The Rateable Value from 1 April 2023 is £20,000  
We recommend that interested parties contact the Local Rating Authority to determine the precise rates payable.

## TERMS

The site is available To Let with an asking rent of £28,000 per annum plus vat. Further information is available upon application.

## ENERGY PERFORMANCE CERTIFICATE

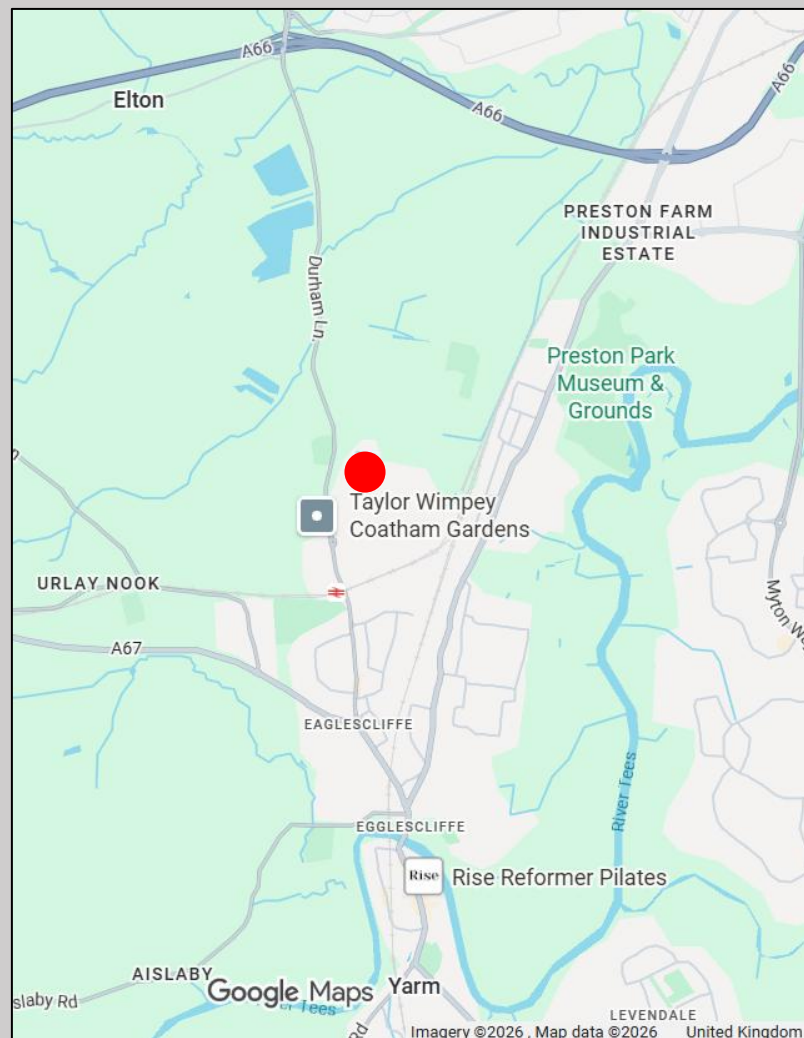
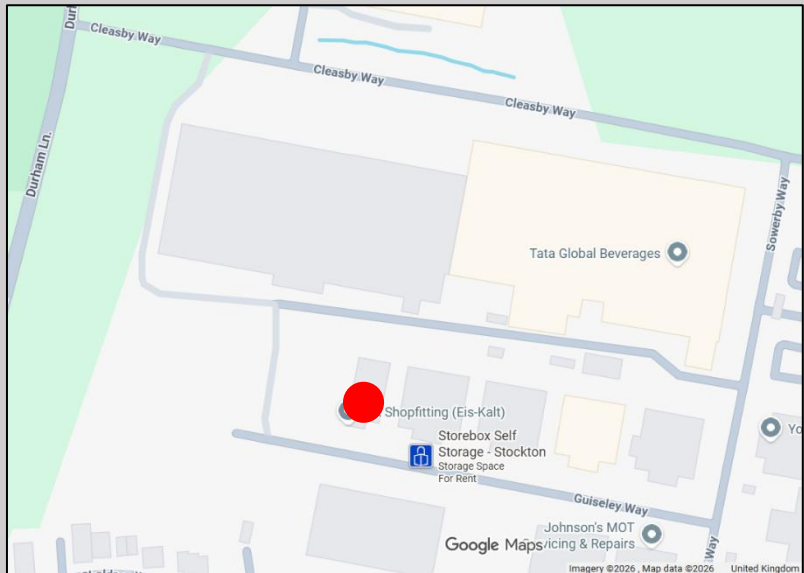
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## VIEWING

Strictly through the agents Connect Property North East:

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



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