

FOR SALE

Commercial Development Land

Harcourt Road, Skippers Lane, Middlesbrough TS6 6LF

- Popular Commercial Location
- Excellent Access for the A19
- **Total Site Area = 0.71 HA (1.75 Acres)**
- **£475,000 plus vat**

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LOCATION

The property is located on Harcourt Road close to the established Skippers Lane Industrial Estate. The estate is located east of Middlesbrough Town Centre and has good access to both the A66(T) and from there to the region's road network beyond.

DESCRIPTION

The site comprises of a regular shaped development plot accessed directly from Harcourt Road.

ACCOMMODATION

The site has the following approximate area:

0.71 Hectares (1.75 Acres)

SERVICES

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.

PLANNING & USE

Historically we understand that planning consent has been granted for the development of 3 Industrial Buildings including ancillary office and laboratory space with associated car parking, landscaping and 2.4m high perimeter fencing under local authority reference R/2023/0157/FFM.

Building 1 15,600 sq ft

Building 2 4,000 sq ft

Building 3 6,000 sq ft

TERMS

The property is available "for sale" at an asking price of £475,000 exclusive.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

BUSINESS RATES

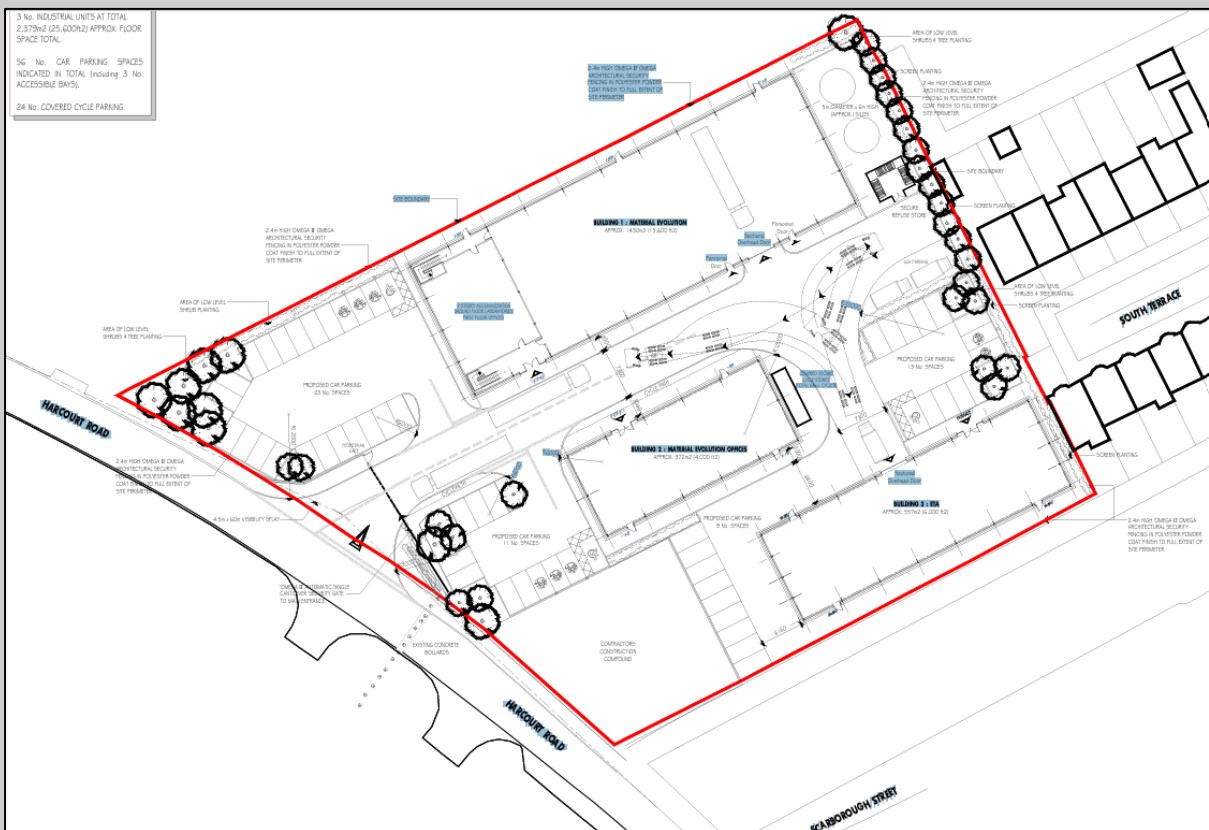
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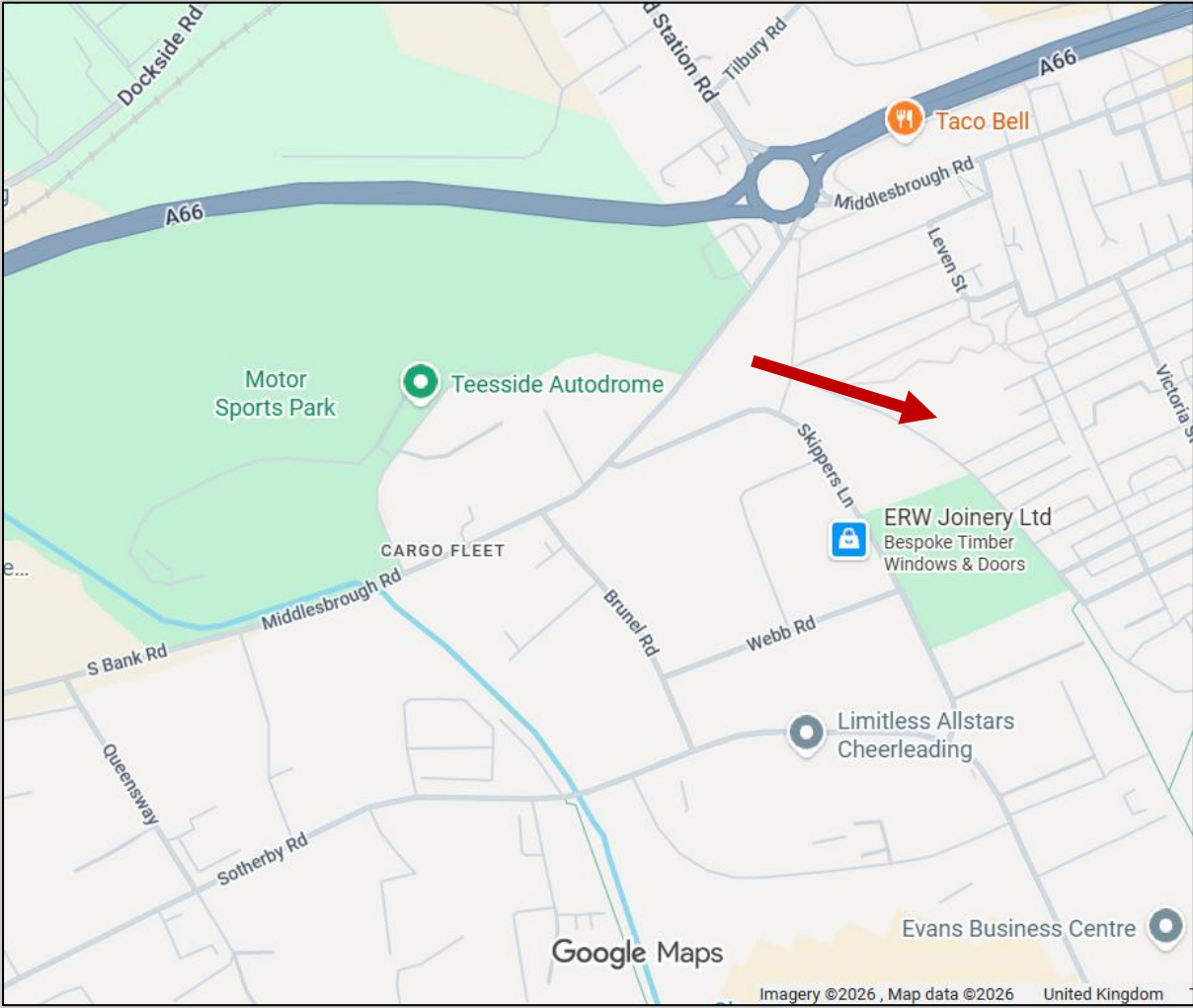
VIEWING

Strictly through the agents Connect Property North East:

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Email: tim@cpne.co.uk





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