



# TO LET

Units 1 & 2 Queensway, Skippers Lane Industrial Estate, Middlesbrough TS3 8TF  
*Approximately 4,638 SQ M (49,929 sq ft) – 11,010 SQ M (118,515 sq ft)*

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

The premises are situated approximately 1.5 miles east of Middlesbrough Town Centre on the popular Skippers Lane Industrial Estate. Nearby occupiers include Screwfix, HSS Hire and Speedy Hire.

Middlesbrough has good road communications and is served by the A66 providing access to the A1(M) approximately 20 miles to the west. It stands alongside the A19 Trunk Road which provides an alternative North/South route to the A1(M). The buildings are within easy access of Teesport via the A66 Trunk Road.

## DESCRIPTION

The buildings comprise two separate industrial/warehouse units;

**Unit 1** comprises a detached building. The property has elevations of brick and block work with profile metal sheet cladding above and to the roof incorporating translucent roof panels with an eaves height of approximately 4.28 metres.

Access to the building is via five concertina loading doors on the front elevation with further doors to the side elevation. At the boundary of the site is a yard area together with associated loading with a further yard to the western boundary of the site.

**Unit 2** comprises a single storey factory warehouse unit of steel portal frame construction in five bays. The external walls are formed with brick and block work cavity walls to approximately 3 metres with profile metal sheet cladding above under a pitched roof.

Access to the building is via three roller shutter loading doors to the front and a further small loading door to the side. Internally, the building has an eaves height of approximately 3.9 metres.

There is a large tarmac surfaced car park area to the front of unit 2 with further shared car parking between units 1 and 2.



## ACCOMMODATION

We understand the property has the following approximate Gross Internal Areas:

Description	Square Metres	Square Feet
Unit 1	6,238.62	67,152
Unit 1 offices	133.31	1,434
<b>Unit 1 Total</b>	<b>6,371.93</b>	<b>68,586</b>
Unit 2	4,638.58	49,929
<b>Total</b>	<b>11,010.51</b>	<b>118,515</b>

Total Site Area for both buildings 2.46 hectares (6.08 acres).  
The buildings are available individually or as one.

## TERMS

The buildings are available to let individually or as one. Further information is available upon application

## RATING ASSESSMENT

The buildings have the following rateable values:

Building 1 - £135,000  
Building 2 - £129,000

Information on the precise rates payable is available from Middlesbrough Council on 01642 245 432.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC's are available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

**Jonathan Simpson**

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