



TO LET

Modern Industrial Unit

Unit 7, Primrose Hill Industrial Estate, Orde Wingate Way, Stockton on Tees
TS19 0GA

- Approx. 5.5m Effective Eaves
- Recently Refurbished
- Available Immediately
- Ancillary 1st Floor Offices
- Sectional Loading Door 5.3m x 5.3m
- Established & Popular Location
- Approx. 322 m² (3,467 sq ft)

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 07904 622278

LOCATION

Primrose Hill Industrial Estate is located off Durham Road, approximately 0.5 miles northwest of Stockton Town Centre, close to Stockton Railway Station. Primrose Hill Industrial Estate is an established commercial location providing modern industrial and office accommodation.

DESCRIPTION

The premises provide a modern industrial unit of steel portal frame construction to an effective eaves height of approximately 5.5m under a multi pitched roof interspersed with UPVC roof light panels. The premises are of steel frame construction with brick/blockwork to low levels and profile metal cladding above and to the roof.

ACCOMMODATION

The unit has the following approximate Gross Internal Areas:

	Size	Rent
Unit 7	322 m ² (3,467 sq ft)	£27,736 per annum

TERMS

The property is available To Let by way of a new lease on a Full Repairing and Insuring basis for a term of years to be agreed.

BUSINESS RATES

Assessed for Rating purposes at £20,500. We recommend interested parties contact the Local Rating Authority to determine the Rates payable.

ENERGY PERFORMANCE CERTIFICATE

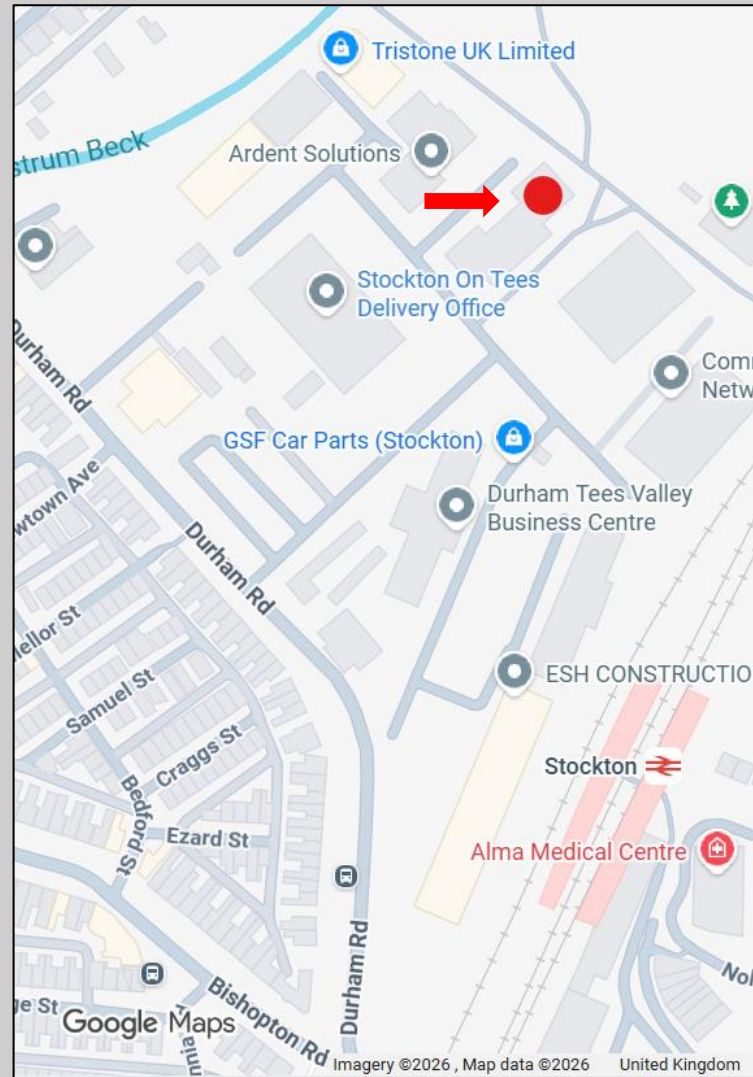
C(56)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628