



TO LET

64C Dukesway, Teesside Industrial Estate, Thornaby, Stockton-on-Tees TS17 9LT

- Adjacent to A19
- Recently Refurbished
- Established Commercial Location
- Approx. 45 m² (485 sq ft)
- **BUSINESS RATES EXEMPT FOR QUALIFYING SMALL BUSINESSES**

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LOCATION

The premises are located on Dukeway, Teesside Industrial Estate. Access to the estate can be gained via Thornaby Road (A1044) linking Thornaby Town Centre and the A19(T) with the Ingleby Barwick housing estate. Roundabout access has also been created directly from the A174 providing a direct road link to the A19(T).

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is less than one mile from the A19(T) and 3 miles from the A66(T).

DESCRIPTION

The unit is of steel portal frame construction with cavity brick & blockwork elevations to dado height and a plastic-coated profiled steel cladding skin. The units have the benefit of WC facilities together with mains gas, water and electricity.

ACCOMMODATION

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

	Size
Unit 64C	45 m ² (485 sq ft)

TERMS

£5,850 plus vat per annum rent. A Maintenance Rent will be payable for the upkeep of the external parts of the unit, including the roof as well as the communal areas of the wider estate. This charge is currently running at approx. £46.48 plus vat per month.

BUSINESS RATES

Assessed for Rating purposes at £4,300. We recommend interested parties contact the local Rating Authority to determine the precise rates payable.

EPC

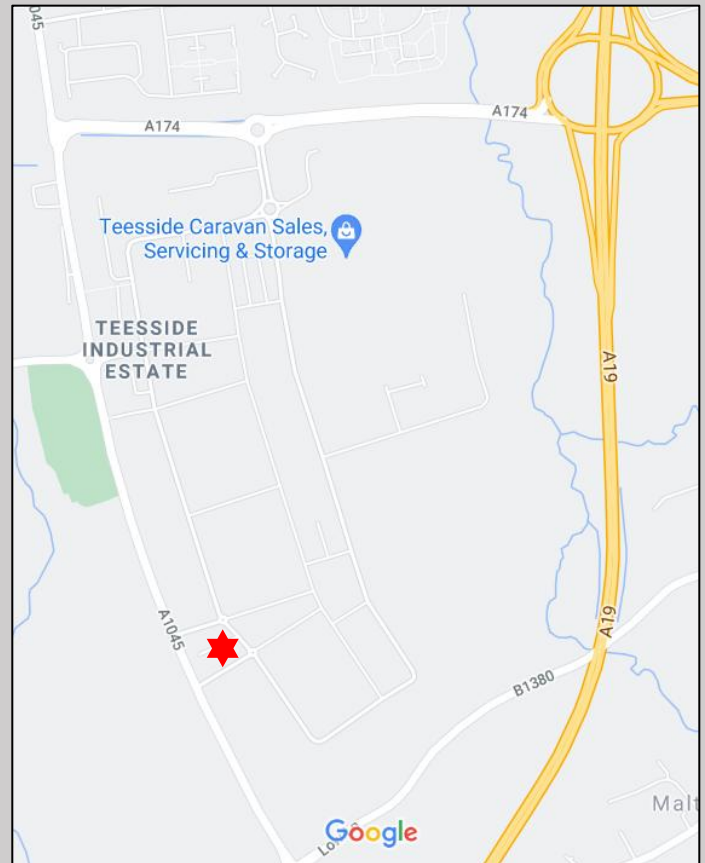
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VIEWING

Strictly through the agents Connect Property North East:

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