

TO LET

INDUSTRIAL / WORKSHOP

Ross Road, Portrack, Stockton on Tees TS18 2NH

- 1.03 Acre Site
- Adjacent to Portrack Lane
- Secure/ Gated Site
- Established Commercial Area
- Undergoing Refurbishment
- Office Accommodation
- **Approx 615 m² (6,619 sq ft) + Yard**

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LOCATION

The property is located on Ross Road, a short distance from Portrack Lane and the A19 Trunk Road.

The Portrack Lane area of Stockton on Tees is the principal out of town Trade Counter and retail location for Stockton combining a number of national operators including B&Q, Asda, Topps Tiles, Wickes DIY and Magnet.

DESCRIPTION

The premises comprise a single storey, concrete framed workshop unit under a dual pitched roof incorporating the following specification:

- Roller Shutter Loading Access
- Office Accommodation
- Open Plan Workshop

Externally, there is a large area of hard standing providing loading car parking and external storage.



ACCOMMODATION

We are informed that the property provides the following approximate gross internal areas:-

Description	SQ M	SQ FT
Office	135	1,453
Warehouse	480	5,166
Total	615	6,619

RATING ASSESSMENT

The property has a rateable value of £28,500. Interested parties should contact the Local Authority to establish the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate will be commissioned once the refurbishment works have been completed.

TERMS

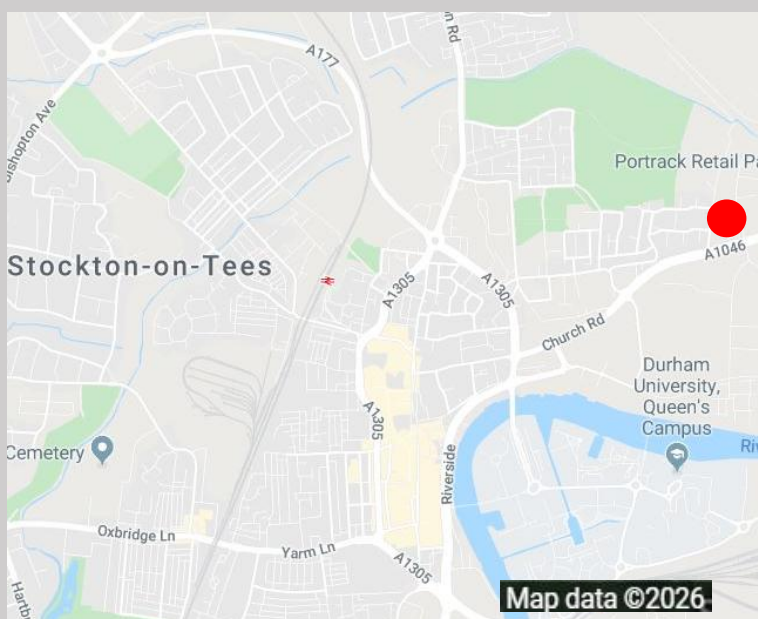
The property is To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed. At £50,000 per annum exclusive. Further information is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

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