



TO LET

Industrial Warehouse with Yard

Unit F1 & F2, Commerce Way, Skippers Lane Industrial Estate,
Middlesbrough TS6 6UR

- Good access for A19 and A66
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- Clear Span Warehouse
- Double Unit
- 2 Loading Doors
- **Approx. 1,665 sq m (17,925 sq ft)**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

LOCATION

The property is located on Commerce Way accessed directly off Skippers Lane on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the west.

DESCRIPTION

The property comprises a steel portal framed constructed warehouse/industrial building with dual pitched roof interspersed with translucent roof light panels.

To the front the unit is offices, WC's and kitchen/breakout areas, 2 roller shutter loading access doors and loading / car parking areas.

ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate gross internal areas:-

Office	157 sq m (1,670 sq ft)
Warehouse	1,508 sq m (16,255 sq ft)
Total	1,665 sq m (17,925 sq ft)

TERMS

The building is available to lease on full repairing and insuring terms at £77,500 per annum exclusive.

BUSINESS RATES

Assessed at £51,000.

Interested parties should contact Redcar and Cleveland District Council to confirm the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

D (95)

LEGAL COSTS

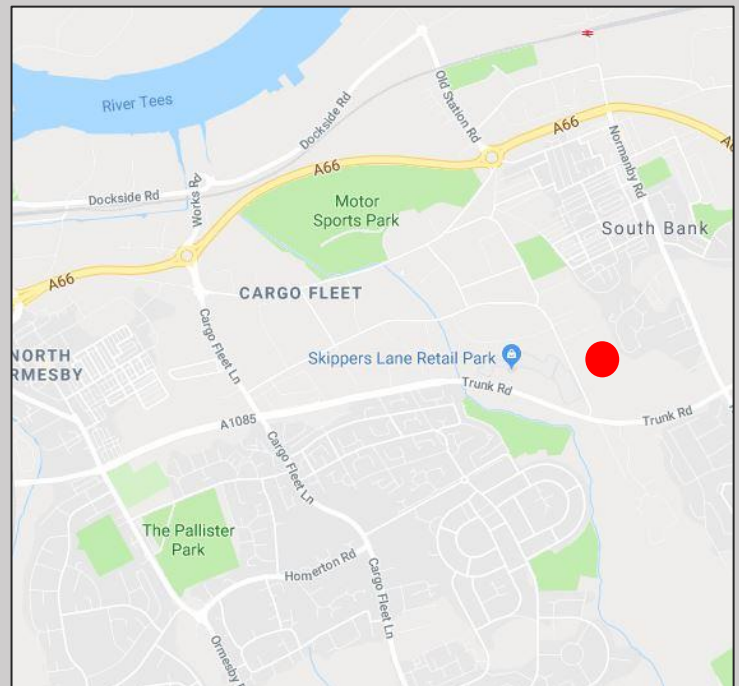
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@cpne.co.uk



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