

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**

Contact: Jonathan Simpson
Email: jonathan@cpne.co.uk
Tel: 01642 602001

Connect Property North East
4 Halegrove Court
Cygnet Drive
Stockton on Tees
TS18 3DB

Tel: 01642 602001
www.cpne.co.uk

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 £45,000 per annum exclusive. Further information is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931
Email: jonathan@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

CONNECT PROPERTY NORTH EAST
www.cpne.co.uk