



FOR SALE (MAY LET) Modern Industrial Unit

Unit 1 Primrose Hill Industrial Estate, Orde Wingate Way,
Stockton on Tees TS19 0GA

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The unit is located on Primrose Hill Industrial Estate to the north of the River Tees in Stockton-on-Tees, immediately adjacent to Stockton Railway Station. The unit is close to the A66 and A19 providing easy access to the wider Northeast region. Stockton Town Centre is also within walking distance of the estate and notable nearby occupiers include GSF Car Parts, Halford Autocentre and Vets4Pets.

DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction with block work and clad elevations under a profile sheet pitched roof, with circa 10% skylights. The warehouse area specification includes concrete flooring, high bay LED lighting and an electrically operated roller shutter door measuring 4.97m wide x 5.02m high. Minimum eaves height in the warehouse is 5.40m to the haunch extending to a maximum eaves height of 7.10m to the apex.

The office and amenity block contains offices over ground and first floors which are carpeted and include suspended ceiling with LED and fluorescent tube lighting. Additionally, there are two WCs and a kitchenette, along with entrance lobby. Externally the property benefits from a sizeable block paved parking and loading yard area with circa 22 car parking bays.

ACCOMMODATION

We have measured the property on a Gross Internal Area basis and advise the following floor areas:

Warehouse	627.16 sq m	6,750 sq ft
Ground Floor Office	48.47 sq m	521 sq ft
First Floor Office	47.27 sq m	508 sq ft
TOTAL	722.90 sq m	7,781 sq ft



TERMS

The freehold is available for a sum of £585,000 exclusive. A new FRI lease is also available for a term of years to be agreed. POA.

RATES

The property has a current rateable value April 2026 of £42,250.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Ratings have been assessed as: Unit 1 C (68)

A copy of the EPC available on request.

VIEWING

Strictly through Connect Property North East Ltd:

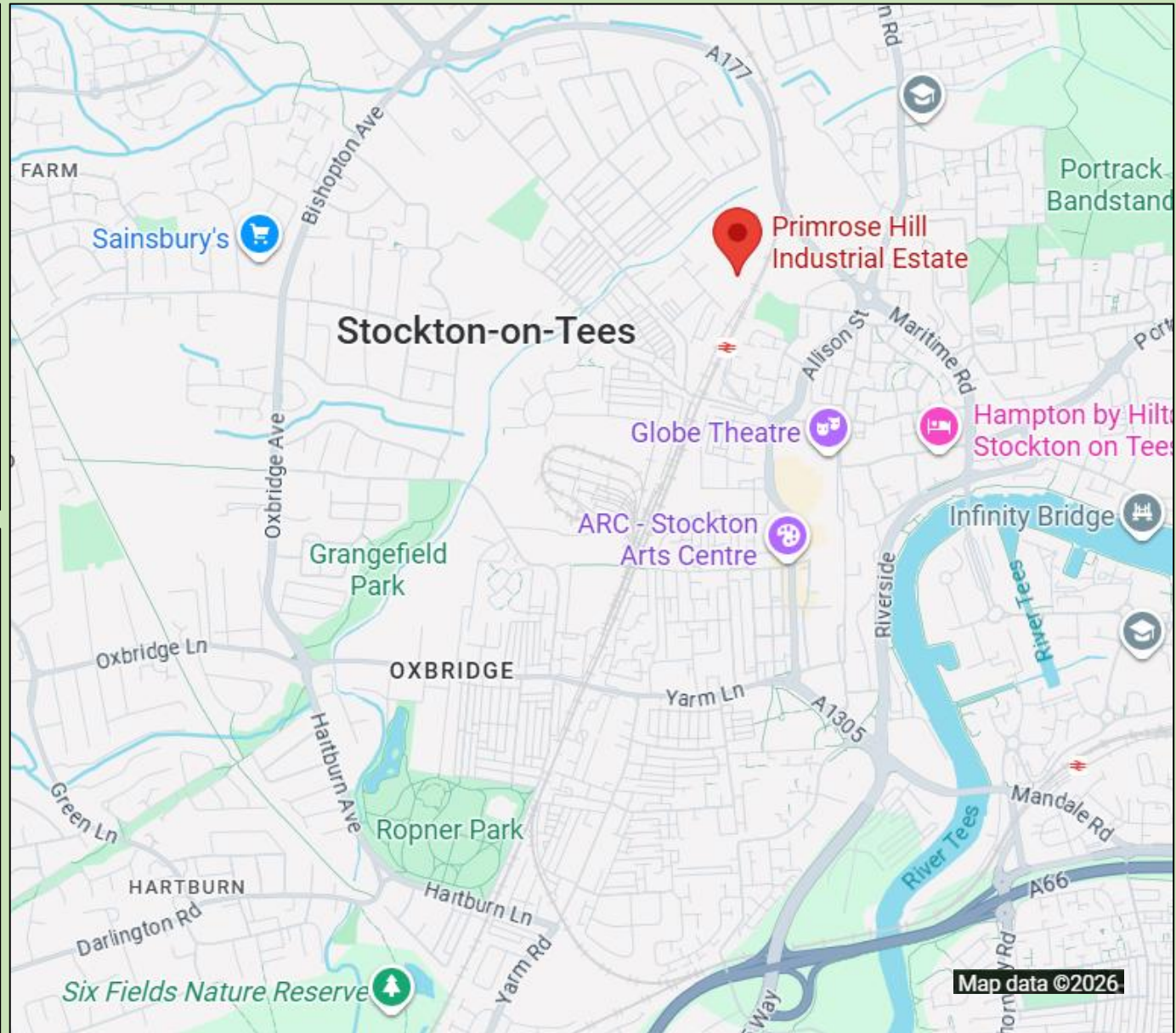
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