



TO LET

Industrial / Workshop Unit and Yard

103 Whitby Street South, Hartlepool TS24 7LH

- **3,039.80 m² (32,724 sq ft)**
- Loading Doors
- Secure/ Gated Site
- Established Commercial Area
- Trade Counter
- Office Accommodation

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Connect Property North East

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LOCATION

The property is located on Whitby Street South, south east of Hartlepool Town Centre and located off the A689, which in turns provides good access to the A19.

DESCRIPTION

The premises comprise a single store industrial/ workshop unit incorporating the following specification:

- Office
- Workshop
- Workshop Lighting
- Roller Shutter Doors
- Secure Yard
- 3 Metre eaves rising to 8 Metres at the Apex



ACCOMMODATION

The property provides the following approximate gross internal areas:-

Description	Sq m	Sq ft
Workshop (inc. despatch offices)	2,595.80	27,973.00
Main Offices	444.00	4,751.00
Total	3,039.80	32,724.00

RATING ASSESSMENT

The property has a rateable value of £44,750. We recommend that interested parties contact the Local Rating Authority directly to determine the precise Rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C. A copy is available upon application.

TERMS

The property is To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

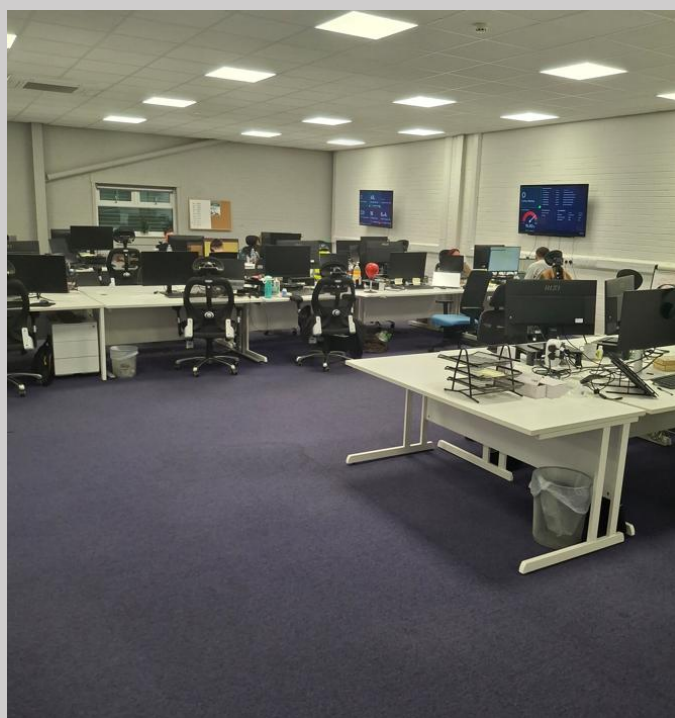
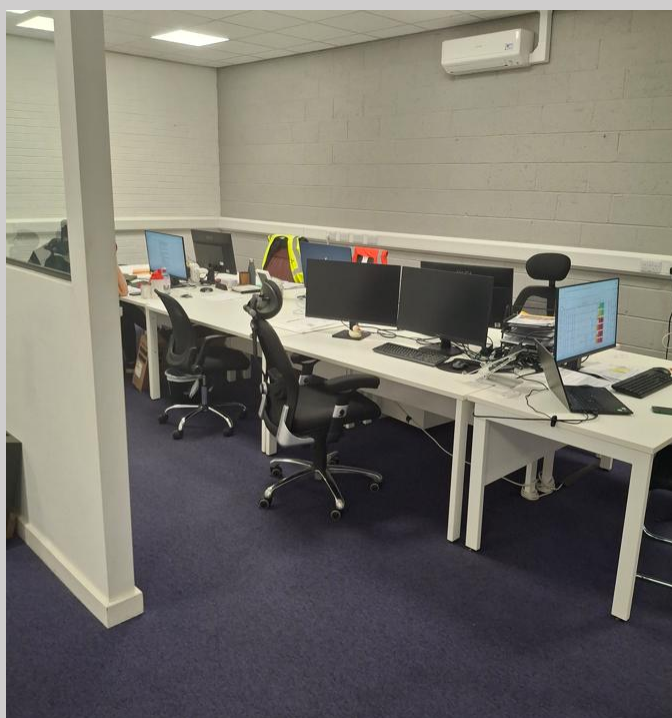
VIEWING

Strictly through the agents
Connect Property North East:

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