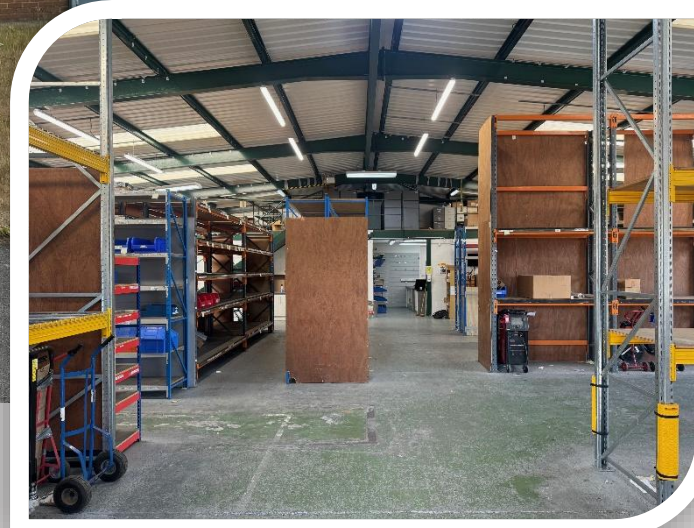




TO LET

Workshop and Secure Yard

Empire Building, Dukesway, Teesside Industrial Estate
Thornaby TS17 9LT

- Established Trade Counter Area
- Large Secure Yard
- Office Accommodation
- Good access for A19 / A66
- **Approx. 671.80 sq m (7,233 sq ft)**
- **Site Area – Approx 0.24 ha (0.60 acres)**

Contact: Jonathan Simpson

Email: jonathan@cpne.co.uk

Tel: 01642 704931

Connect Property North East

First Floor

4 Halegrove Court

Cygnets Drive

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The property is situated on the corner of Dukesway and William Crossthwaite Avenue on the Teesside Industrial Estate just off the A19 dual carriageway which provides links to the A66 a short distance to the north.

DESCRIPTION

The premises comprise of an industrial warehouse unit of steel portal frame construction under a dual pitched profile metal sheet roof incorporating the following:

- Offices
- Kitchenette
- 2 x Roller Shutter Loading Doors
- Concrete secure yard

ACCOMMODATION

The premises provide the following approximate Gross Internal Area:

Main warehouse	382 sq m	4,114 sq ft
Ground floor offices	191.10 sq m	2,057 sq ft
Mezzanine	98.70 sq m	1,062 sq ft
Total	671.80 sqm	7,233 sq ft

TERMS

The premises are available on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rental of £45,000 per annum exclusive.

SERVICE CHARGE

There is an estate and building service charge levied in connection with the maintenance and management of estate. Further information is available upon application.

BUSINESS RATES

Further information is available upon application.

ENERGY PERFORMANCE CERTIFICATE

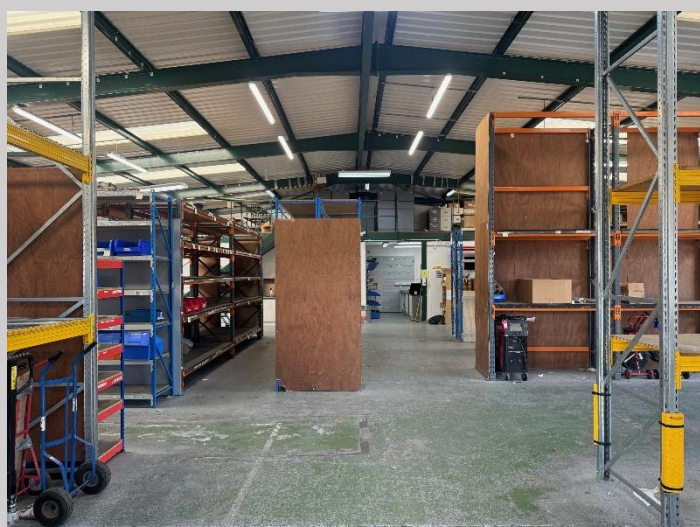
The building has an EPC rating of D.A copy of the EPC is available upon request.

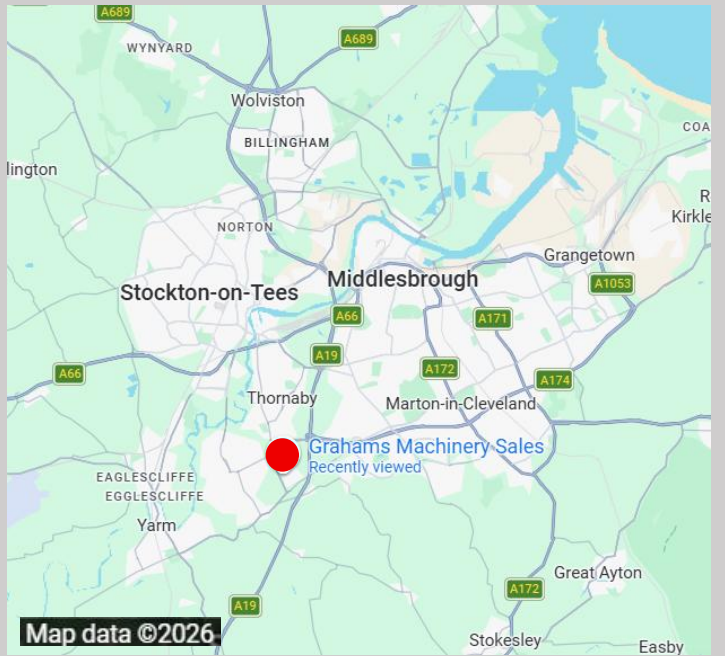
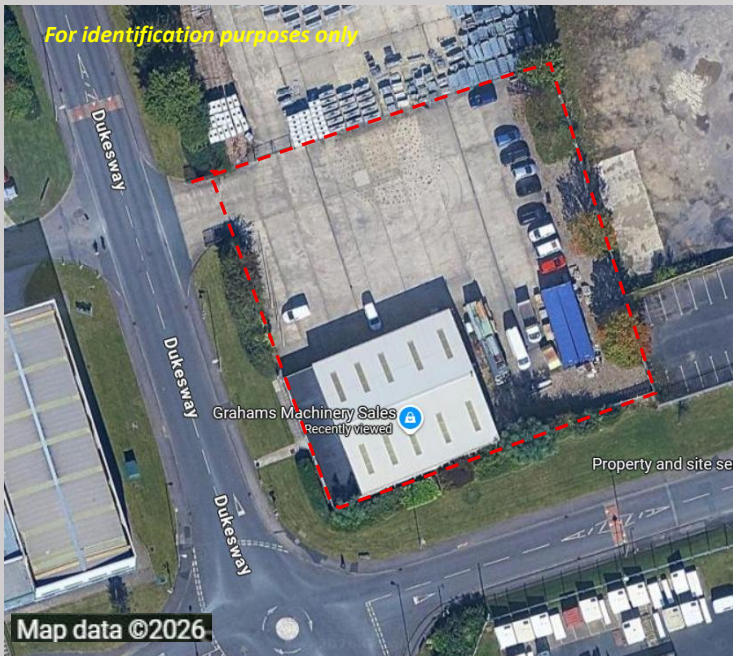
VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: jonathan@cpne.co.uk





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