

TO LET

Modern Industrial Hybrid Unit

Unit 8 Mandale Wharf, Boathouse Lane, Stockton on Tees TS18 3FA

- Prominent Position
- River Tees Views
- Ground Floor Workshop/Stores & 1st Floor Office
- New Lease Available
- Close to Town Centre
- Excellent Public Transport Links
- approx. 1,550 sq ft

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LOCATION

The premises are located on Boathouse Lane which is directly accessed from Bridge Road (A1130) providing direct access to Stockton Town Centre and Thornaby Train Station. The A66(T) is a short distance away and provides road links to the A1(M) to the west and the A19(T) to the east.

Boathouse Lane is located adjacent to the River Tees in an established mixed-use commercial development housing established occupiers including Speedy Hire.

DESCRIPTION

The unit is of brick & blockwork construction with a tiled dual pitched roof. Access is via an electrically operated roller shutter loading door to the workshop plus a separate office / pedestrian door.

The ground floor workshop is open plan plus separate reception lobby and accessible WC. The first floor comprises a high-spec office with LED lighting electric panel heater, kitchen and direct River Tees views.

ACCOMMODATION

	Size
FF Office / Staff	67 sq m (721 sq ft)
Workshop / Stores	77 sq m (829 sq ft)
TOTAL	**144 sq m (1,550 sq ft)**

TERMS

The premises are available To Let by way of a new lease for a term of years to be agreed at a commencing rent of £16,750 per annum plus vat.

BUSINESS RATES

Ground Floor £5,000
First Floor £8,000

We recommend that interested parties make their own enquiries to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

B(44)

VIEWING

Strictly through the agents Connect Property North East:

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