





TO LET

Office / Workshop Units

Queensway House, Queensway, Skippers Lane, Middlesbrough TS3 8TF

- Established Commercial Location
- Excellent Road Links
- Modern Office Suites
- Refurbished
- Carparking

Contact: Tim Carter

Tel: 01642 704930

ACCOMMODATION

Unit 13B – 204 sq ft
Licence Fee: £350.00 plus VAT per month

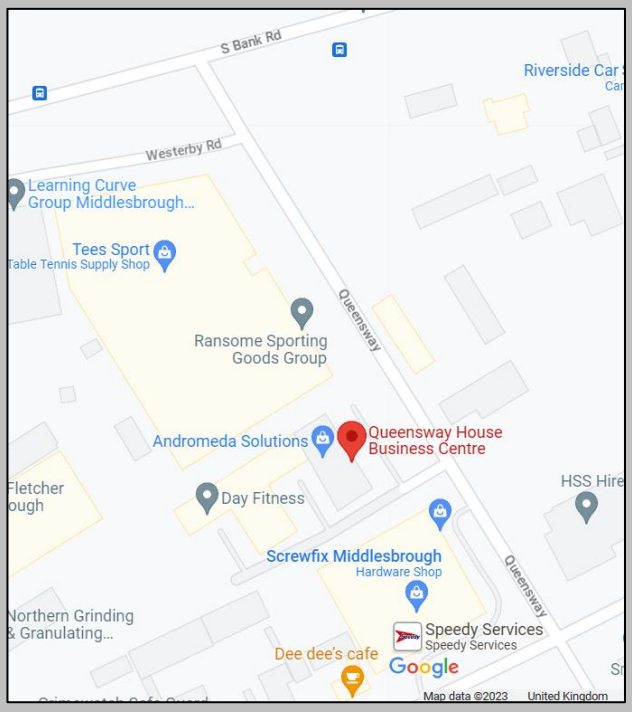
Unit 13J – 206 sq ft
Licence Fee: £350.00 plus VAT per month

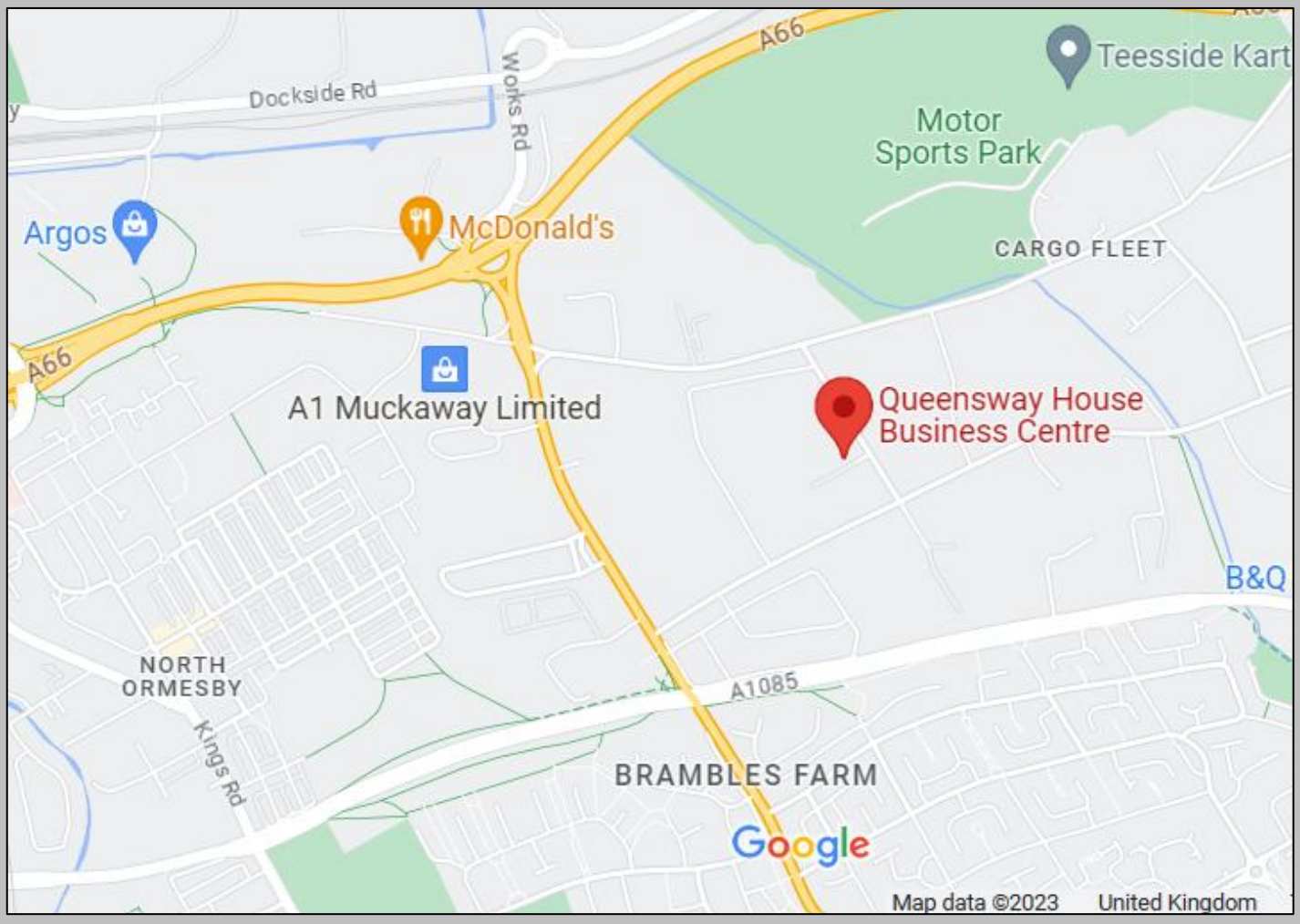
Unit 13P – 275 sq ft
Licence Fee: £385.00 plus VAT per month

ENERGY PERFORMANCE CERTIFICATE
D (78)

VIEWING
Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930
Email: tim@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