RECENTLY REFURBISHED



TO LET – Industrial Unit with Compound

UNIT 9D, PARKVIEW INDUSTRIAL ESTATE, BRENDA ROAD,
HARTLEPOOL TS25 1PE

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on Parkview Road West, close to Brenda Road on the established Parkview Industrial Estate, Hartlepool. Hartlepool Town Centre is approximately 1 mile to the North with the Seal Sands Terminal and the Mouth of the River Tees a short distance to the South.

Hartlepool is located approximately 12 miles north of Middlesbrough and is accessed via the A689(T) which in turn gives excellent access to the A19(T) and from there the region's principal road networks beyond.

DESCRIPTION

The premises have been comprehensively refurbished and comprise an industrial unit of steel portal frame construction under a single pitched roof.

Internally, the premises comprise open workshop / warehouse accommodation with loading via a sectional up and over loading door. The premises have WC / staff accommodation.

Externally, the unit has an enclosed gated compound / yard area plus extensive car parking with shared loading access via a lockable fenced compound.

ACCOMMODATION

From our measured inspection we calculate that the premises provide the following approximate Gross Internal Area:

Unit 9D	**360 m²**	**(3,870 sq ft)**

TERMS

The premises are available To Let by way of a new Full Repairing and Insuring lease for a term of years to be agreed and an asking rent of £27,500 plus vat per annum

RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority, we understand that the premises are assessed for Rating purposes at £24,250.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

C(65) - A full copy of the certificate is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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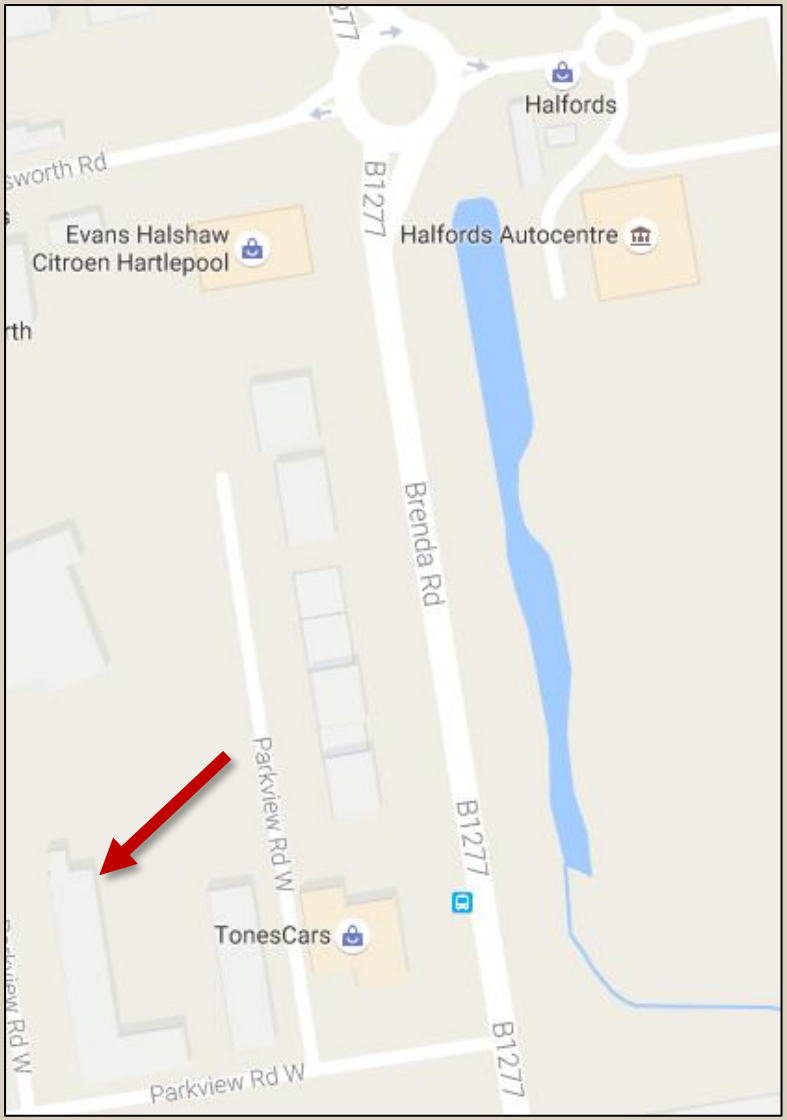

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