



TO LET

Industrial Warehouse

Unit 2, Stephenson Court, Skippers Lane Industrial Estate,
Middlesbrough TS6 6UW

- Good access for A19 and A66
- Secure Site
- Onsite Car Parking and Loading
- Ancillary Office Accommodation
- Clear Span Warehouse
- 5.5m Effective Eaves Height
- Detached Building
- **Approx. 1,012 sq m (10,893 sq ft)**

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Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston Farm Business Park

Stockton on Tees

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LOCATION

The property is located on Stephenson Court accessed directly off Skippers Lane on the established Skippers Lane Industrial Estate. The property has good access to the A66 and A19 Trunk Roads. Middlesbrough Town Centre is situated approximately 2 miles to the west.

DESCRIPTION

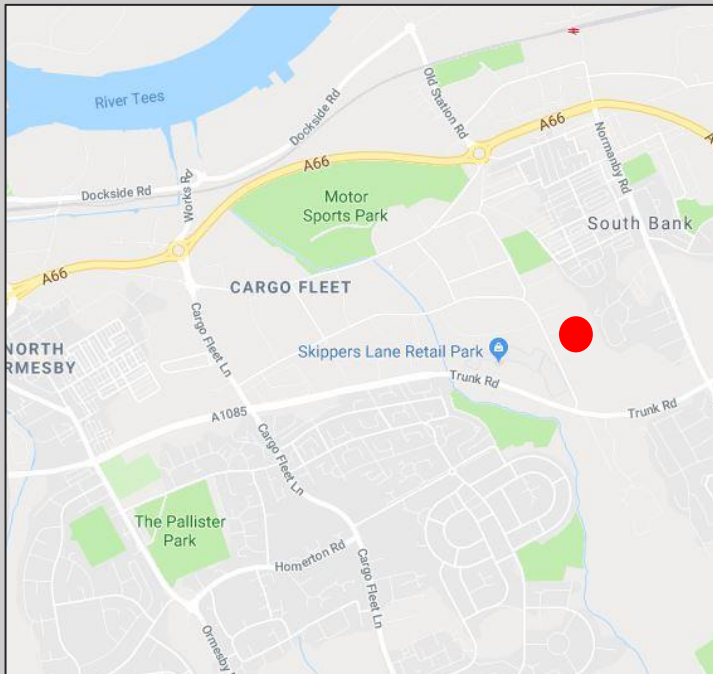
The property comprises a detached steel portal framed constructed warehouse/industrial building with multi pitched double skinned and insulated roof interspersed with translucent roof light panels. The effective eaves height is approx 5.5m rising to 9m at the apex.

To the front the unit is fitted out with ground floor offices, WC's and kitchen/breakout areas, and electrically operated insulated sectional shutter loading access directly to a block-paved circulation and parking area.

ACCOMMODATION

From our measured inspection we calculate that the property provides the following approximate gross internal areas:-

Warehouse	844 sq m (9,085 sq ft)
GF Office	84 sq m (904 sq ft)
Mezzanine	84 sq m (904 sq ft)
Total	1,012 sq m (10,893 sq ft)



TERMS

The building is available to lease on full repairing and insuring terms at £55,000 per annum exclusive.

BUSINESS RATES

Rateable Value £30,500. Interested parties should contact Redcar and Cleveland Council to confirm the rates payable.

ENERGY PERFORMANCE CERTIFICATE

C (60)

LEGAL COSTS

Each party is responsible for their own legal costs incurred with any transaction.

VAT

VAT is chargeable on rent, service charge and insurance costs.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@cpne.co.uk



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