



**Light Industrial Facility To Lease In Unit 2 Stephenson Court,
Skippers Lane Industrial Estate, Middlesbrough TS6 6UT, TS6**

Unit 2 Stephenson Court, Skippers Lane Industrial Estate, TS6 6UT

**The property is located on
Stephenson Court accessed
directly off Skippers Lane on
the established Skippers
Lane Industrial Estate...**

10,893 sq ft
(1,011.99 sq m)

- Clear Span Warehouse
- Ancillary Office Accommodation
- 5.5m Effective Eaves Height
- Detached Building
- Onsite Car Parking & Loading
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Light Industrial Facility To Lease In Unit 2 Stephenson Court, Skippers Lane Industrial Estate, Middlesbrough TS6 6UT, TS6, Unit 2 Stephenson Court, Skippers Lane

Summary

Available Size	10,893 sq ft
Rent	£5.05 per sq ft
Business Rates	N/A
EPC Rating	Upon Enquiry

Description

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.

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.

TERMS

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

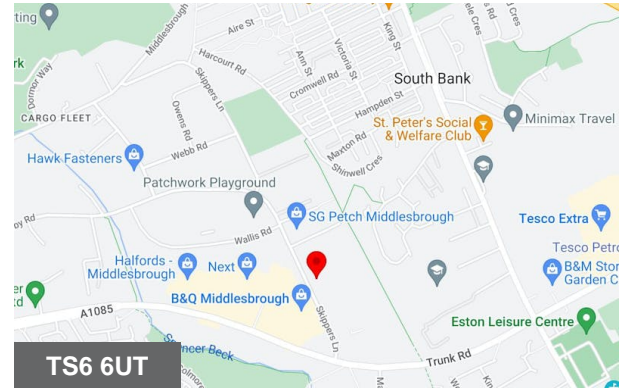
Accommodation:

Warehouse: 9,085.00 sqft

GF Office: 904.00 sqft

Mezzanine: 904.00 sqft

Total: 10,893.00 sqft



Viewing & Further Information



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