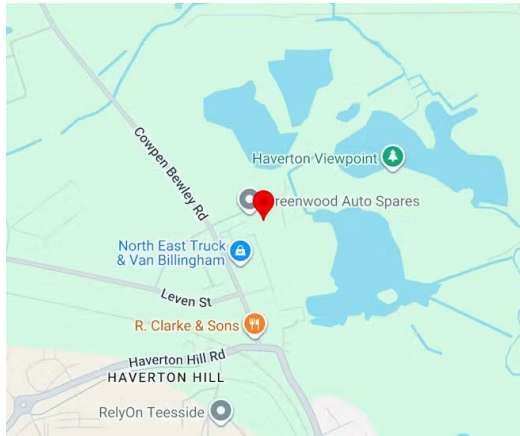




Windsor Street, Billingham, TS23 4EY

Industrial/Logistics, Open Storage To Let | £25,000 - £30,000 per annum | 3,814 sq ft

Modern industrial / workshop in a established industrial location with excellent road links. Including rough surfaced land/ compound.



Description

A modern industrial / workshop unit extending to approximately 3,814 sq ft situated within an established commercial location in Billingham. The property has previously been utilised for fabrication and industrial manufacturing purposes and offers flexible accommodation suitable for a variety of occupiers. Potential uses include engineering and fabrication operations, warehousing and distribution, trade counter premises, workshop accommodation, storage, light industrial manufacturing, vehicle-related uses (subject to consent), and building contractor or trade-based businesses.

The unit provides a practical open-plan working environment with loading access and external operational space suitable for day-to-day industrial use. In addition, there is an area of resurfaced fenced land, offering excellent potential for secure external storage, parking, plant storage, or operational yard use.

Location

The property is located on Windsor Street, Billingham, within a well-established industrial and commercial area benefiting from excellent connectivity to the wider Teesside region.

Billingham provides convenient access to the A19 and A689, linking directly with Middlesbrough, Stockton-on-Tees, Hartlepool and the wider North East motorway network. The surrounding area is home to a range of industrial occupiers, trade operators, and manufacturing businesses, making the location well suited for industrial and logistics operations.

Accommodation

Name	sq ft	sq m	Availability
Unit - Industrial Unit	3,814	354.33	Available
Total	3,814	354.33	



Summary

- Rent: £25,000 - £30,000 per annum
- Business rates: £13,612 per annum based on 2026 valuation
- Service charge: n/a
- Lease: New Lease

Contact & Viewings



Julie Anderson
 01609 797 330 | 07968 799 734
julie.anderson@alignpropertypartners.co.uk

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