



# FOR SALE INDUSTRIAL UNITS WITH SECURE YARD

FORMER BT DEPOT, HAILSHAM AVENUE, TEESSIDE INDUSTRIAL ESTATE, STOCKTON ON TEES TS17 9LU



Sanderson  
Weatherall





## Summary

- Long Leasehold Opportunity
- 48 Years Remaining on Long Lease
- 5.07 Acres
- Industrial Buildings with Large Secure Yard
- Excellent Location
- Offers Invited
- Subject to Contract

## Description

The property comprises a substantial site of approximately 5.07 acres situated within the established Teesside Industrial Estate.

The site accommodates two separate buildings - a larger main building and smaller secondary unit, together with a hard surfaced yard and ample car parking secured by steel palisade fencing. The property has a total gross internal floor area of approximately 23,448 sq ft.





Building 1

## Building 1

The principal building is a 17,127 sq ft single storey office/industrial facility with a two storey office extension constructed with profile metal cladding beneath a flat roof incorporating metal safety railings. The property benefits from multiple pedestrian access doors and loading doors to the rear.

Originally an industrial unit, the building has been configured to provide training and office accommodation, comprising several training rooms, a staff kitchen, showers and WC facilities. Internal finishes include suspended ceilings with LED lighting, perimeter trunking, air conditioning and central heating.

A portion of the building remains in warehouse use, accessed via an electric roller shutter door measuring 3.63m high x 5.26m wide, with a floor to ceiling height of approximately 4.20 metres.



Building 2

## Building 2

The secondary building comprises 6,321 sq ft of additional industrial accommodation with ancillary offices and a canteen area. Construction features include blockwork walls, concrete flooring and LED lighting. The unit benefits from sky lights, a loading bay, and a floor to ceiling height of approximately 5.06 metres.

Externally the site offers a large hardstanding yard providing extensive parking, storage and circulation space.

## Accommodation

We understand that the subject property comprises the following approximate gross internal floor areas:

Description	sq m	sq ft
Building 1	1,591.10	17,127
Building 2	587.25	6,321
Total	2,178.35	23,448

The site extends to approximately 5.07 acres (2.05 hectares).

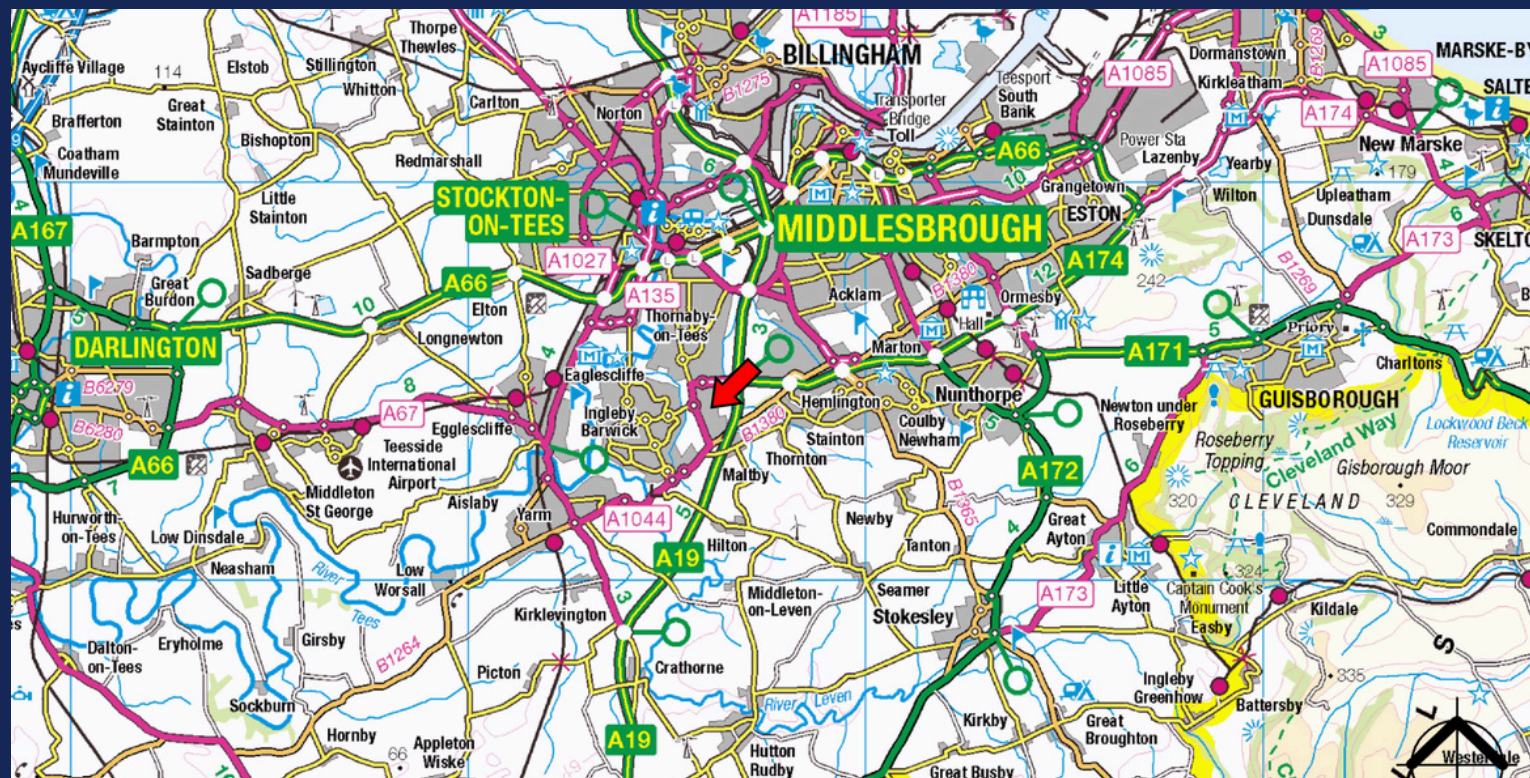


# Location

The site is located in Teesside Industrial Estate which is a well-established and strategically positioned industrial location situated approximately 4.5 miles south of Stockton on Tees and around 5.5 miles south-west of Middlesbrough town centre. The estate benefits from excellent connectivity to the regional road network with direct access to the A19 and A66, two of the North East's primary arterial routes. This allows efficient access to surrounding areas including Middlesbrough, Darlington and Hartlepool as well as onward connections to the A1(M) and the wider UK motorway network.

The estate itself accommodates a wide range of industrial, warehouse and trade occupiers, including DHL, Steadfast Engineering, Mammoet, Harrison Packaging and Euro Treadmill Belts, reflecting its reputation as one of the region's key employment and distribution hubs. Nearby amenities and services include retail facilities at Teesside Retail Park while Stockton and Middlesbrough town centres offer further business, leisure and transport links.

Teesside Industrial Estate continues to attract both local and national operators due to its accessibility, established infrastructure and proximity to major population centres and transport routes across Teesside and the wider North East region.





## Tenure

The site is held on a long leasehold interest (Title No. CE166667) for a term of 99 years expiring 31/12/2074. The current passing ground rent is £55,900 per annum, equating to approximately £2.38 per sq ft.

## User

The site is subject to a user restriction broadly permitting use as a motor transport workshop, engineering centre, or for industrial manufacturing purposes (with ancillary storage). Use as a standalone warehouse or for any noxious, offensive or nuisance-causing trade is not permitted, however, prospective occupiers should satisfy themselves as to the suitability of the permitted use.

## Asking Price

Offers are invited for the benefit of our clients long leasehold interest with full Vacant Possession.

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection shortly.

## Business Rates

Interested parties are to make their own enquiries.



Building 1 Internal



Building 2



## Data Room

A secure online data room has been prepared containing key property, legal and technical information to support the due diligence process. Access is available to interested parties on request.

## Planning

The site is designated as a General Employment Site in Stockton-on-Tees Borough Council Local Plan. Interested parties are to make their own enquiries of the Stockton-on-Tees Borough Council planning website for further information.

## Services

We understand the property benefits from having all mains services connected, however interested parties are advised to carry out their own investigations with regards to this matter.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## VAT

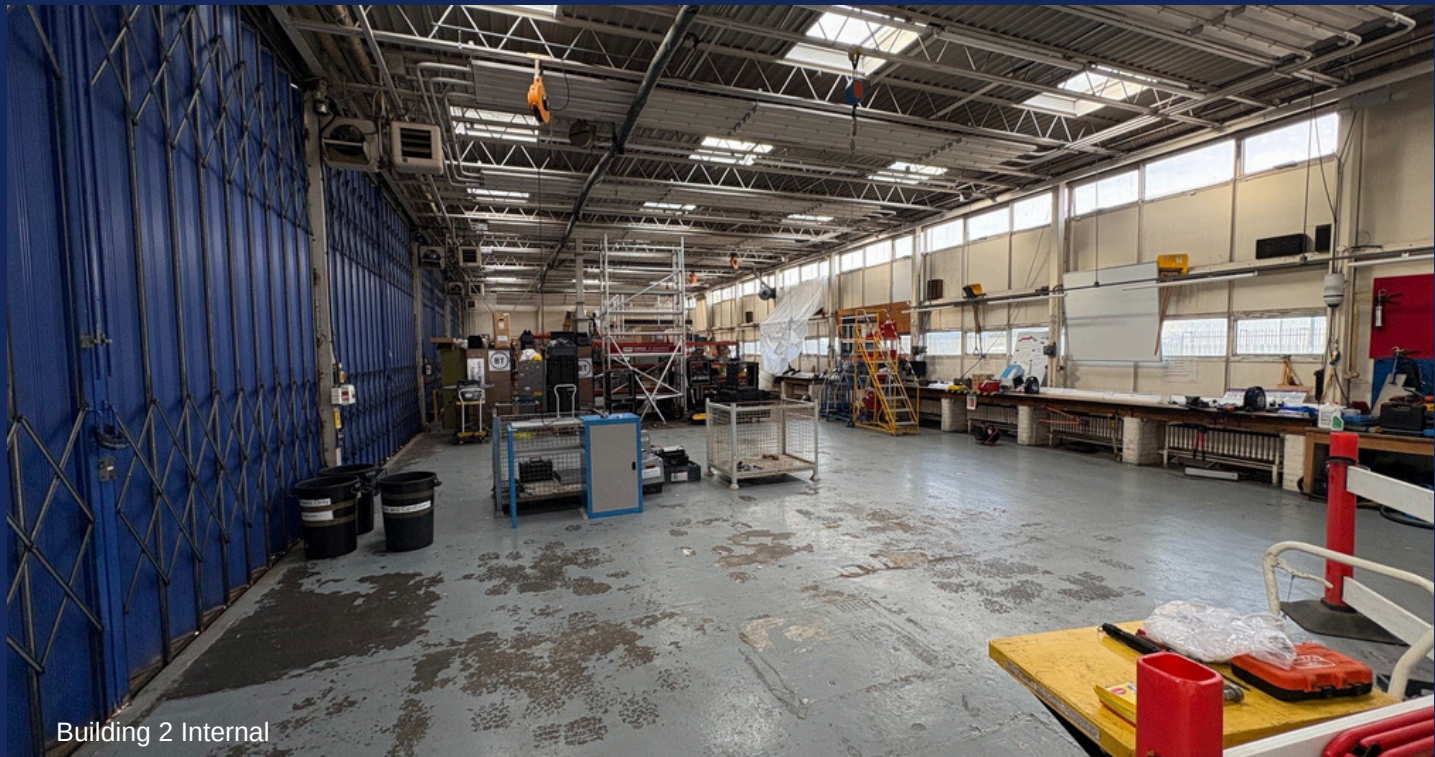
We are advised that the property will attract VAT, therefore, all figures quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs.



Building 1 Internal



Building 2 Internal

# Contact

For further information or to arrange a viewing please contact the sole agents:

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