



Windsor Street, Billingham, TS23 4EY

Modern industrial / workshop in a established industrial location with excellent road links to the A19/A66.

- Modern industrial / workshop unit extending to approximately 3,814 sq ft
- Previously used for fabrication and suitable for a variety of industrial and trade uses
- Opportunity to rent rough surfaced fenced land by separate negotiation
- Established industrial location within Billingham with excellent road connectivity
- Open-plan workshop accommodation with loading access and external operational space
- Available to let at a rent of £30,000 per annum

Summary

| | |
|-----------------------|--|
| Available Size | 3,814 sq ft |
| Rent | £30,000 per annum Additional rough surfaced fenced land by separate negotiation. |
| Rates Payable | £13,612 per annum based on 2026 valuation |
| Rateable Value | £24,750 |
| Service Charge | N/A |
| Estate Charge | N/A |
| EPC Rating | Upon enquiry |

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 opportunity to lease an area of resurfaced fenced land by separate negotiation at an additional rental, offering excellent potential for secure external storage, parking, plant storage, or operational yard use.

Location

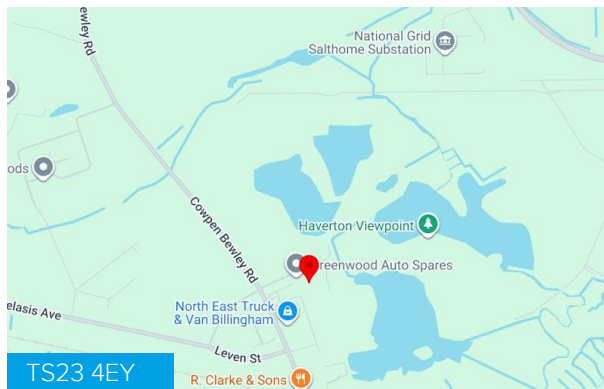
The property is located on Windsor Street, Billingham, within a well-established industrial and commercial area benefiting from excellent connectivity to the wider Teesside region.

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.

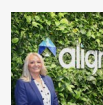
Accommodation

The accommodation comprises the following areas:

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



Viewing & Further Information



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