



# TO LET INDUSTRIAL WAREHOUSE

5B SOWERBY WAY, DURHAM LANE INDUSTRIAL PARK, EAGLESCLIFFE, STOCKTON ON TEES, TS16 0RB



Sanderson  
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## Summary

- Popular Industrial Park Location
- Total Area: 7,185 sq ft
- Asking Rent: £27,000 per annum
- Subject to Contract

## Description

The property comprises an industrial warehouse with ancillary offices of steel portal frame construction with brickwork elevations under a pitched roof. The unit benefits from new LED light fittings, solid concrete floors, three phase electricity supply and electric roller shutter vehicular access. The property also has the benefit of male and female WC's and kitchen facilities. There is concrete hardstanding for parking/loading at the front of the premises and the unit is secured by way of a steel palisade fence.

## Accommodation

We understand that the accommodation provides the following gross internal floor areas:

Description	sq m	sq ft
Warehouse	667.48	7,185
Ancillary Offices	62.2	670
<b>Total</b>	<b>667.48</b>	<b>7,185</b>

Min Eaves Height: 3.00 m

Apex: 6.56 m

## Asking Rent

£27,000 per annum exclusive.



## Location

The property is located on Durham Lane Industrial Estate in Eaglescliffe near Stockton on Tees. Stockton on Tees has a resident population of some 180,000 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town is known for having the oldest railway station in the World and benefits from excellent road communications, being 2 miles west of the A19 and 1 mile north of the A66 dual carriageway, which links the A19 with the A1(M) and runs further to the west coast and Cumbria.

Durham Lane Industrial Estate is situated approximately 2 miles north of Yarm and 4.5 miles south of Stockton on Tees. The Estate benefits from excellent transport links and is conveniently located just off the A66 and lies approximately 5.5 miles west of the A19.

## Lease Terms

The premises are available to let by way of a new Full Repairing and Insuring Lease for a term of years to be agreed, subject to contract.

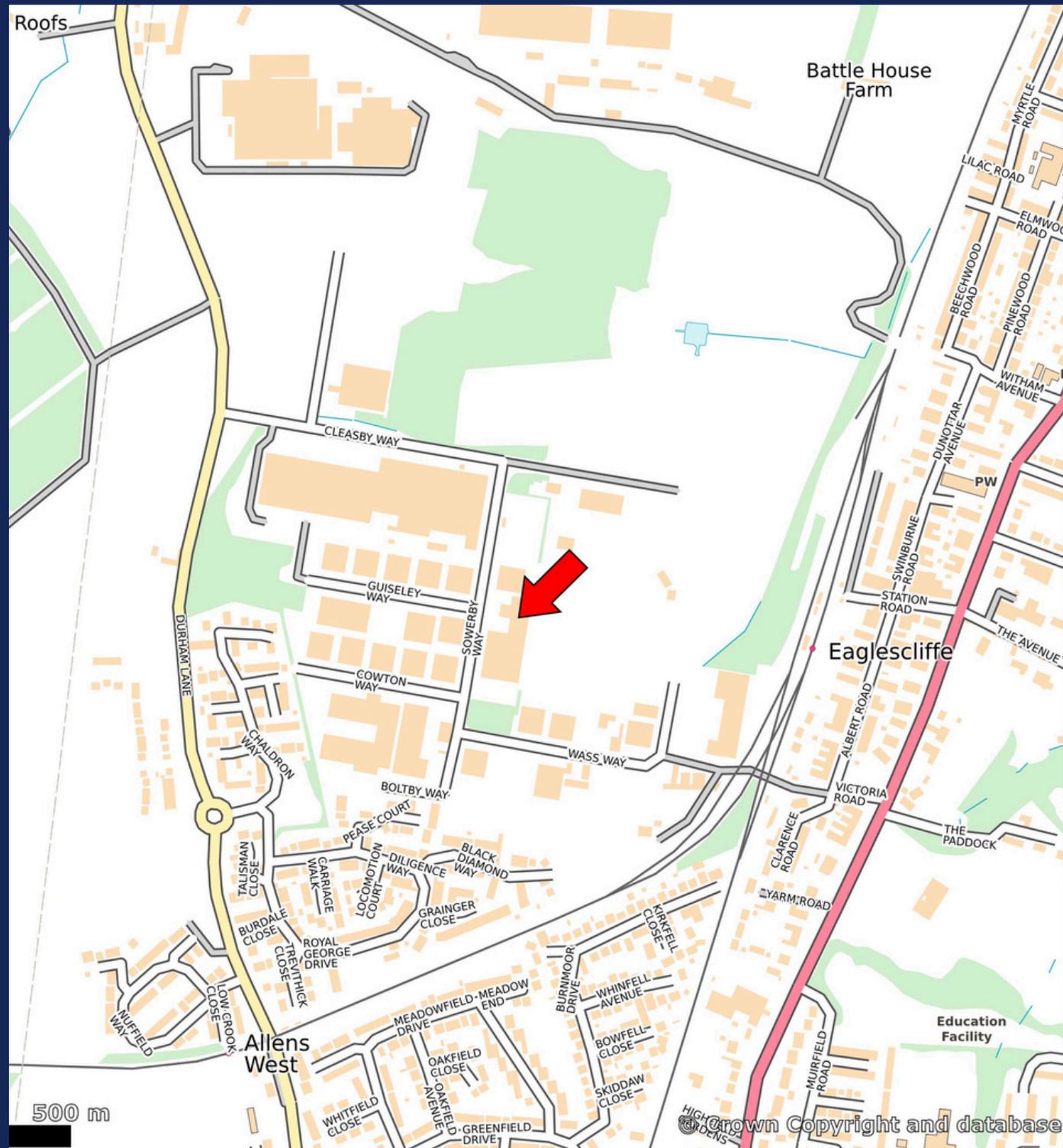
## Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

## Energy Performance Certificate

The property has an Energy Asset Rating of Band D (88) which is valid until 30 May 2027. A full copy of the EPC can be obtained via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



## Business Rates

With effect from 1 April 2026 we understand the property is assessed for rating purposes as follows:

Rateable Value: £22,000

Any prospective tenant should qualify for Small Business Rates Relief and potentially obtain full rates exemption, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Stockton on Tees Borough Council.

## Anti Money Laundering

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

## VAT

All rents quoted are deemed exclusive of VAT where chargeable.

## Legal Costs

Each party to bear their own legal costs.





# Contact

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

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