



**FOR SALE    INDUSTRIAL PREMISES**  
**HILL STREET EAST, STOCKTON ON TEES TS18 2HL**



## Summary

- Industrial Premises
- Freehold Interest
- Size: 40,206 sq ft (3,735.31 sq m)
- Asking Price: £1.125M
- Subject to Contract

## Description

The property comprises an interconnecting, twin bay, steel portal frame building with travelling gantry cranes. To the front elevation are two brick constructed buildings with flat roofs. Bay 1 is two storeys high providing office and ancillary accommodation. Bay 2 is single storey comprising a single open plan office and adjacent sub station.

Both workshops have gantry travelling cranes and provide high bay steel fabrication workshop space. Within one of the bays there is a basic two storey structure which provides additional office, ancillary and storage accommodation.

## Accommodation

We understand that the property comprises the following approximate Gross Internal Area (NIA):

**GIA: 3,735.31 sq m (40,206 sq ft)**





## Location

The subject property forms part of an established industrial location situated just off Union Street East and lies just off Clarence Row, which via Church Road provides direct access to Portrack Lane. The A66 is a short distance away linking the property to the North East road network towards the A1(M) and the A19.

Stockton on Tees has a resident population of 84,800 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.

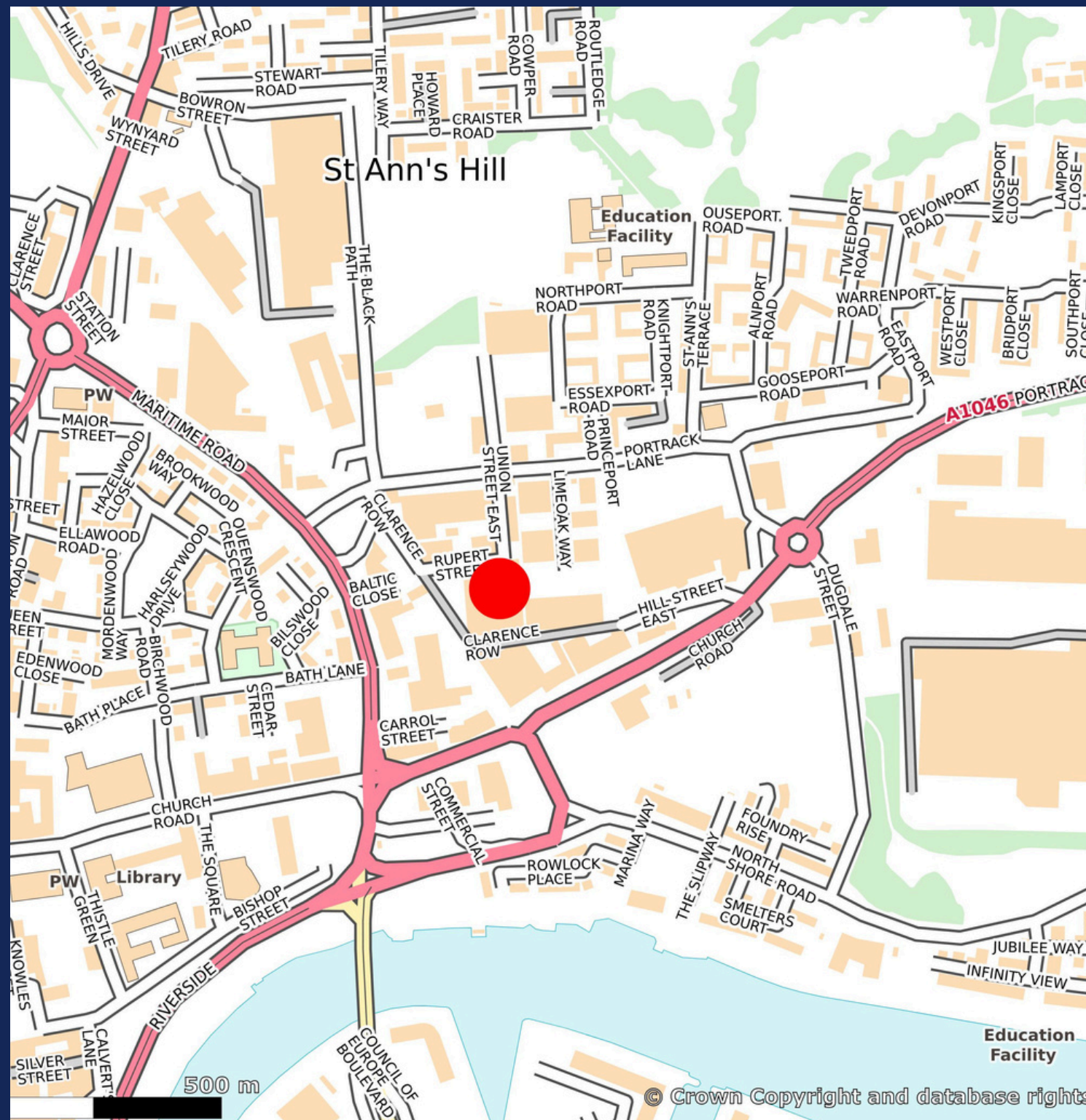
## Asking Price

Offers invited in the region of £1.125M for the benefit of our clients Freehold interest.

## Energy Performance Certificate

The Energy Performance Asset Rating is Band C (72). A full copy of the EPC can be obtained via the link provided below:

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







## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value £120,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Stockton on Tees Borough Council).

## Services

We understand that all mains services are connected to the property, however, interested parties are advised to contact the necessary authorities for confirmation of the above.

## 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 purchaser.

## VAT

All figures quoted are deemed exclusive of VAT.

## Legal Costs

Each party will be expected to bear their own legal costs incurred in any transaction.





# Contact

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

**Kevin McGorie**



07901 710 671



[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

**Mark Convery**



07525 872 141



[mark.convery@sw.co.uk](mailto:mark.convery@sw.co.uk)



**Sanderson  
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