



## Unit 4 Riverside View, Bowesfield, Stockton-on-tees, TS18 3BL

Industrial Unit available from 1st May To Let £900 pcm.

- Industrial Unit To Let £900 PCM
- New Fully Repairing and Insuring Lease (Terms To Be Agreed)
- Roller Shutter Access/ Mezzanine/ Office and WC Facilities
- Suitable for Storage, Light Industrial or Trade Counter (Subject To Planning Permissions)
- Excellent Road Links To A19/A66 And Surrounding Teesside Area

## Summary

Available Size	1,366 sq ft
Rent	£10,800 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	D

## Description

A well-presented and practical industrial/workshop unit suitable for a wide range of business occupiers. The unit forms part of a small, established commercial development and is ideally suited for storage, light industrial or trade counter use, subject to the appropriate planning consents.

The accommodation is arranged to provide predominantly open-plan workshop / storage space, benefiting from roller shutter access for ease of loading and unloading. Mezzanine area with office and additional storage areas, together with WC facilities. Externally, the property benefits from on-site parking and loading facilities, serving the wider development.

The unit is available by way of a new Full Repairing and Insuring (FRI) lease, with lease length and break options available by negotiation, offering flexibility to incoming tenants.

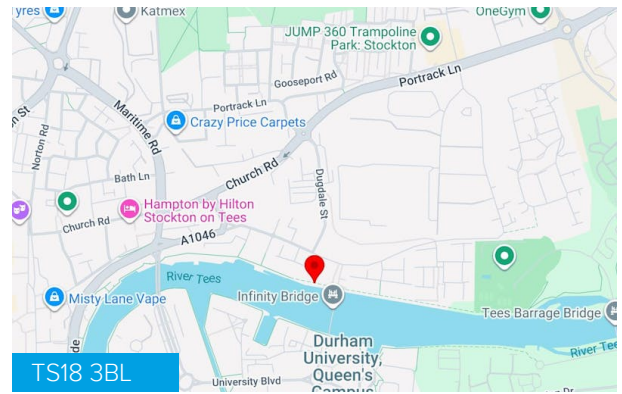
## Location

Unit 4 is located on the established Riverside View / Bovesfield Crescent commercial estate in Stockton-on-Tees. The property benefits from good access to the A66 and A19, providing convenient links to Teesside, Middlesbrough and the wider North East.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,366	126.91	Available
<b>Total</b>	<b>1,366</b>	<b>126.91</b>	



## Viewing & Further Information



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