



## 16 Ellerbeck Court, Stokesley Business Park, Middlesbrough, TS9 5PT

### Industrial Unit TO LET

- Modern Industrial Unit
- Industrial Business Park Location
- Large secure yard for parking or storage
- Located 1.4 Miles from Stokesley Town Centre
- Good Access to A19 and A66
- [///zaps.testers.buildings](http://zaps.testers.buildings)

Summary

|                |                   |
|----------------|-------------------|
| Available Size | 2,389 sq ft       |
| Rent           | £20,000 per annum |
| Business Rates | N/A               |
| EPC Rating     | Upon enquiry      |

Description

A modern detached industrial unit finished with green steel cladding and brickwork detailing at the base, creating a clean exterior. The unit is accessed via two full-height shutter roller doors, providing excellent access for vehicles, deliveries and general loading.

The unit sits within a securely fenced compound offering ample space for parking or external storage.

Internally, the unit is fitted with a solid concrete flooring, and to the rear includes WC and kitchenette facilities, as well as a dedicated office space, all of which are fitted with grey vinyl.

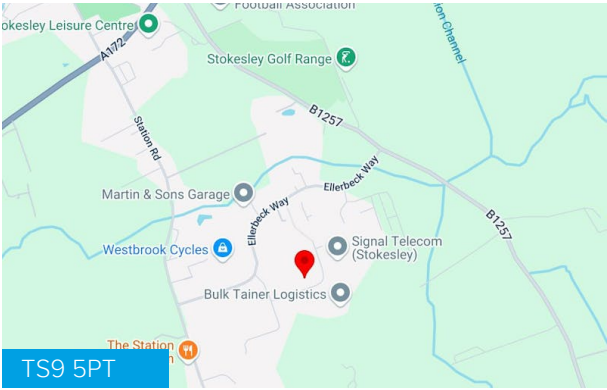
Location

This unit is situated in Stokesley Business Park along Ellerbeck Court, 1.4 miles South of Stokesley town centre. With excellent links to the roads A172 which connects to the A19 North and South and the A66, which provide access to York, Leeds and Newcastle.

Accommodation

The accommodation comprises the following areas:

| Name                          | sq ft | sq m   | Availability |
|-------------------------------|-------|--------|--------------|
| Unit - Industrial/Logistic    | 2,389 | 221.95 | Available    |
| Outdoor - Secure Yard/Storage | 4,750 | 441.29 | Available    |
| Total                         | 7,139 | 663.24 |              |



Viewing & Further Information



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