

THOMAS:STEVENSON

POTENTIAL INDUSTRIAL LAND AT BELASIS AVENUE, BILLINGHAM, TS23 1PZ

under-offer



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

Tel: 01642 713303 | Fax: 01642 711177 | Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

Key information

- industrial / land
- Billingham
- 8 sqft
- 8 acres of grass land
- Established industrial location
- Predominantly rectangular site
- Good road communication to wider road network via A19 and A66
- Suitable for Industrial Uses

Location

The 8 acre site is located on the established Haverton Hill Industrial Estate between Billingham and Middlesbrough. The estate is home to a number of national, local and regional companies including SUEZ Recycling, Scott Bros Recycling, Magnum Packaging and AM Engineering. The estate forms part of the site formerly known as ICI.

The site is located approximately 2 miles north east of the A19 and 1 mile east of Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway connections and business centres.

The site is positioned on the south side of Belasis Avenue with excellent road communication to Haverton Hill Road, the principal route through the industrial estate.

Description

The grass land site is relatively flat and comprises a rectangular shape bound by Belasis Avenue to the north and 'Tees and Weardale Railway' to the south. The site extends to approximately 8 acres and has two vehicular access points from Belasis Avenue. The site is suitable for a variety of industrial uses.

Accommodation

The property provides the following accommodation approximately:

8 acres of grass land

Rating Assessment

Interested parties should contact Billingham Town Council for the exact rates payable.

Tenure

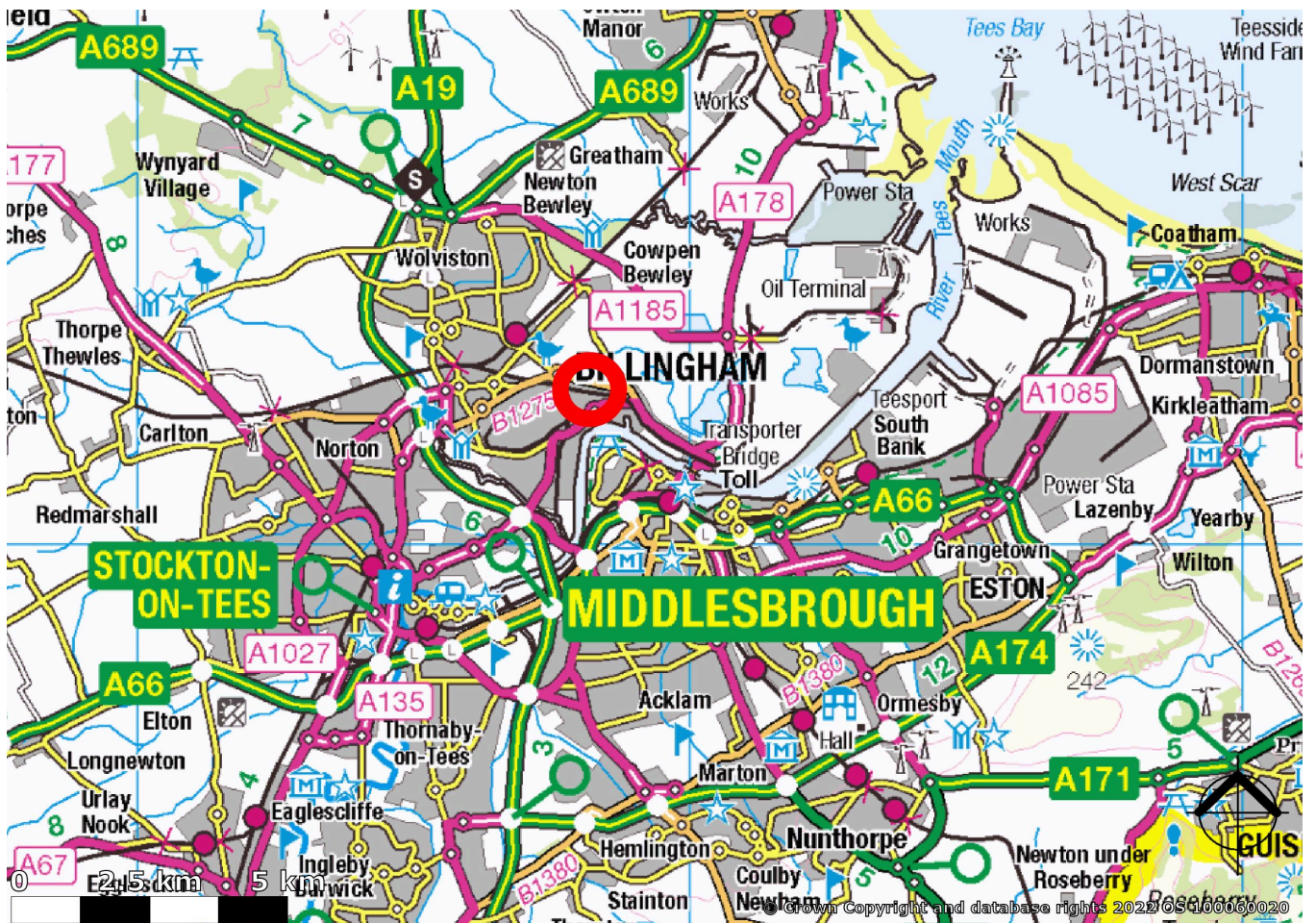
The freehold site is available for sale at an asking price of £1,000,000 (£125,000 per acre).

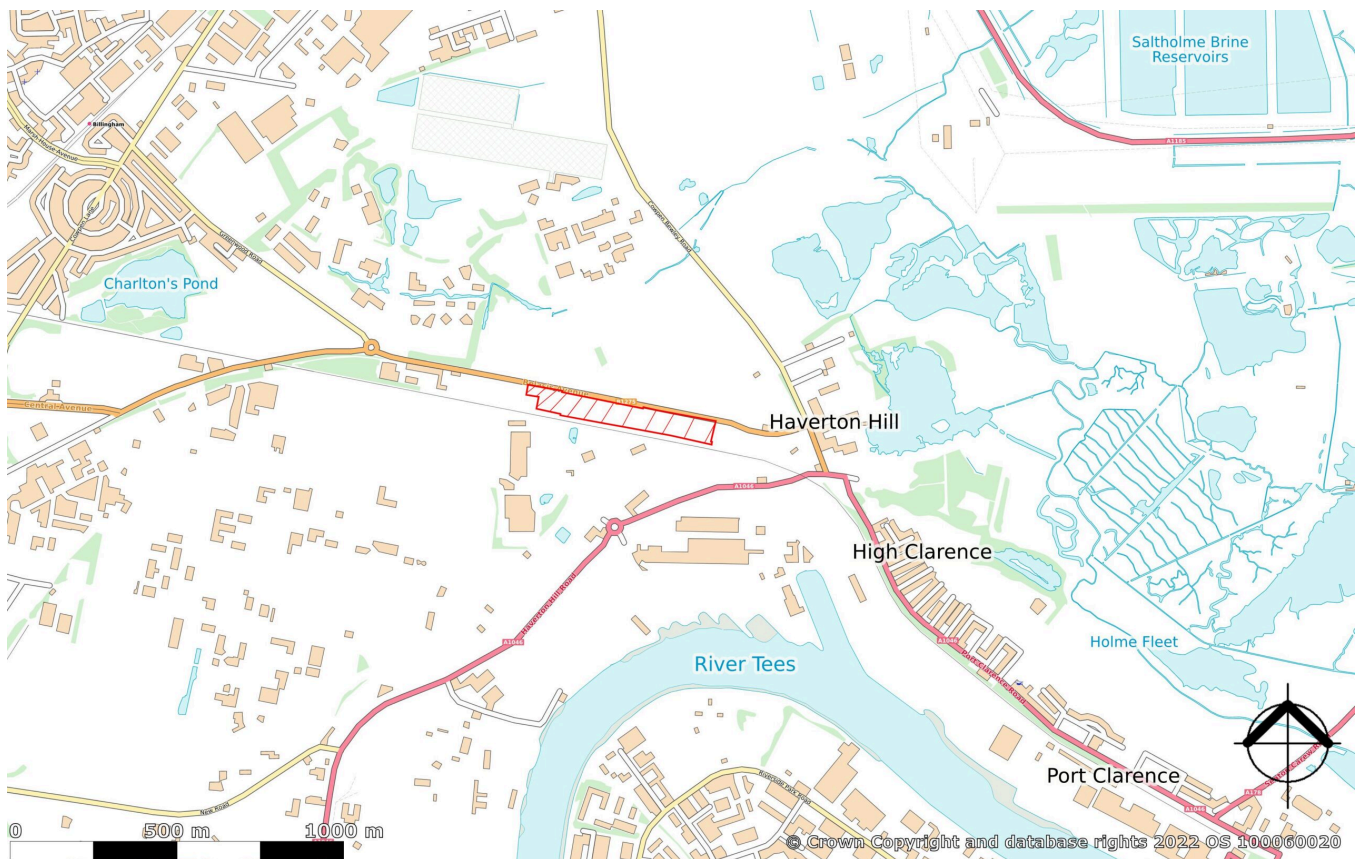
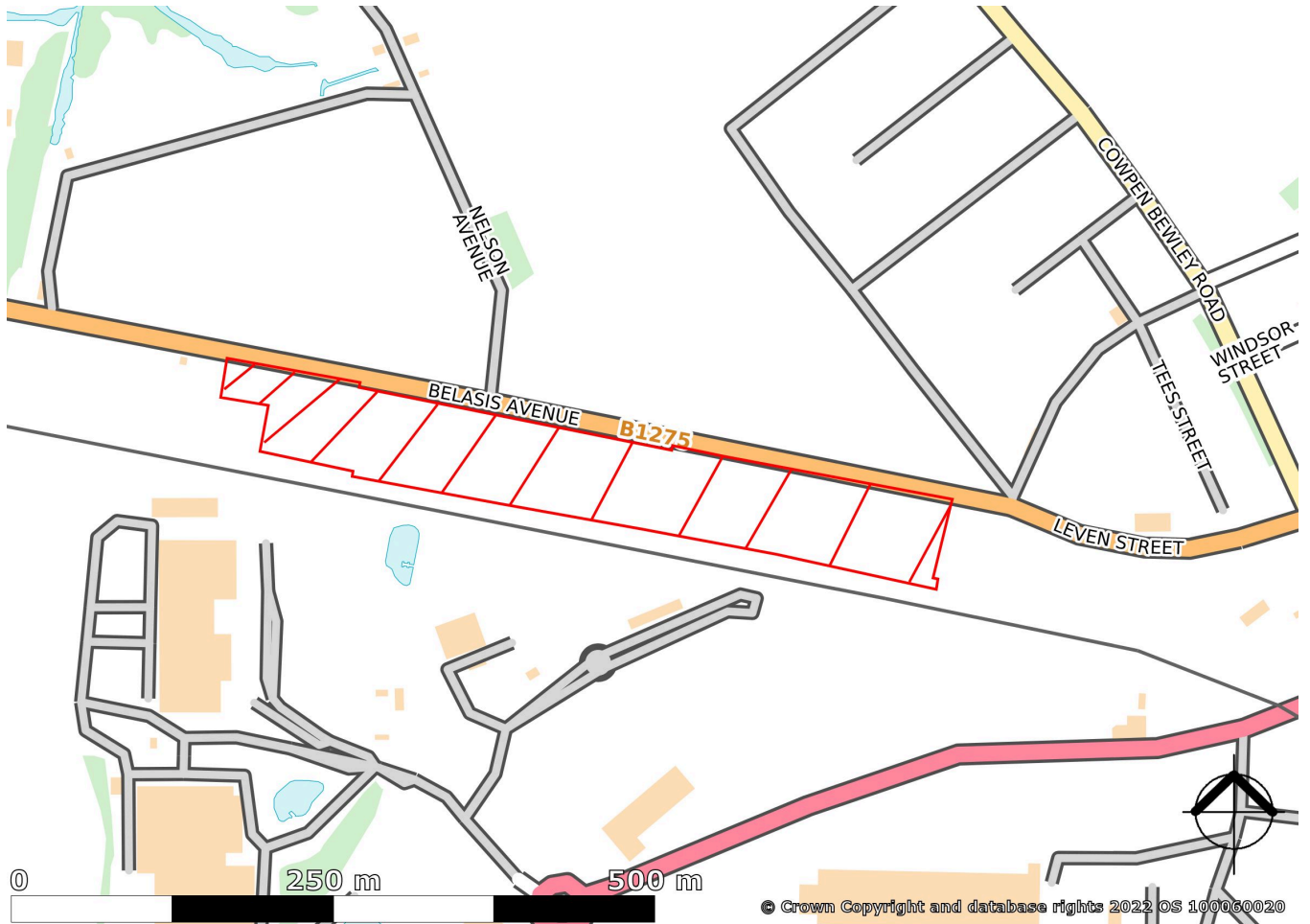
Viewing

Strictly by appointment through this office

Tel: 01642 713303

Email: paul@Thomas-Stevenson.co.uk





MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- 1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract:**
- 2. Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy:**
- 3. No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.**
- 4. Prices/rents quoted in these particulars may be subject to VAT in addition; and**
- 5. Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.**

Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

Tel: 01642 713303 | Fax: 01642 711177 | Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk