

COCHRANES WHARF, DOCKSIDE ROAD, MIDDLESBROUGH, TS3 6AW

TO LET – WORKSHOP/WAREHOUSE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is situated on Cochrane's Wharf, off Dockside Road, in an established commercial and industrial area around 1 mile to the east of Middlesbrough town centre.

The site benefits from easy access to the A66 dual carriageway at the Cargo Fleet Interchange which lies approximately 400m to the south, via Dockside Road and Works Road. The A66 provides direct links to Teesport to the east, and to Middlesbrough centre, Stockton on Tees and Darlington to the west.

The A19, the principal north/south trunk route that links Teesside to Wearside and Tyneside to the north, and the A1(M) to the south, lies some 2.5 miles to the west.

DESCRIPTION

The property comprises a purpose-built detached workshop/warehouse unit of steel portal framed construction, clad in powder coated metal sheeting over brick. It benefits from an eaves height of circa 9.6 metres. Loading access is via a steel roller loading door to the front elevation.

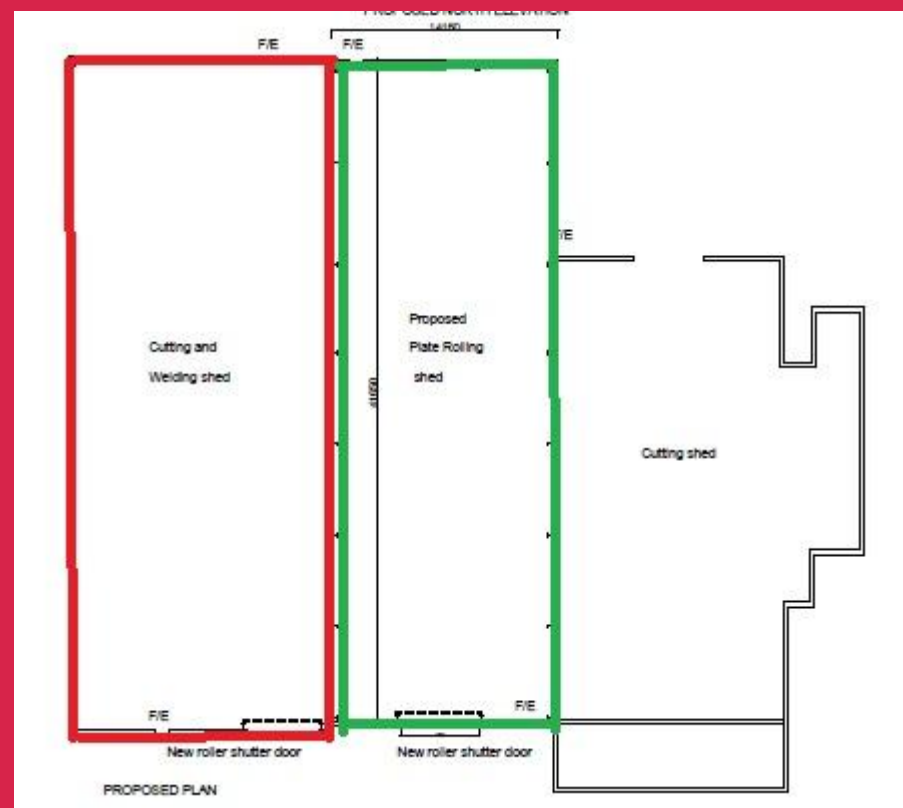
The unit was last used for bulk storage of grain and has had concrete internal walls installed for that purpose. These can be removed prior to the building being occupied by a new tenant if required.

The building has a loading area to the front and areas for staff parking can be available to an incoming tenant if required.

Planning permission has been granted for the construction of a further unit to be built immediately adjacent to the building

This is shown on the plan below, edged in green, alongside the existing building shown edged in red.

If this additional space is of interest, please let us know and we can discuss your requirements further.



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ACCOMMODATION

The existing property provides a gross internal floor area of 560.85 sq m / 6037 sq ft or thereabouts.

PROPOSED TERMS

We are instructed to seek rental offers based on £27,000 per annum, on a new full repairing and insuring lease for a term of years to be agreed.

RATEABLE VALUE

The property is assessed for business rates as part of a wider assessment and the ingoing tenant will be responsible for paying that part of the landlords rating bill that relates to this property.

Further details can be provided to interested parties.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been instructed.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Interested parties should contact our office on 01642 713303 to arrange viewings.

Jack Robinson – jack@thomas-stevenson.co.uk

Richard Stevenson – richard@thomas-stevenson.co.uk

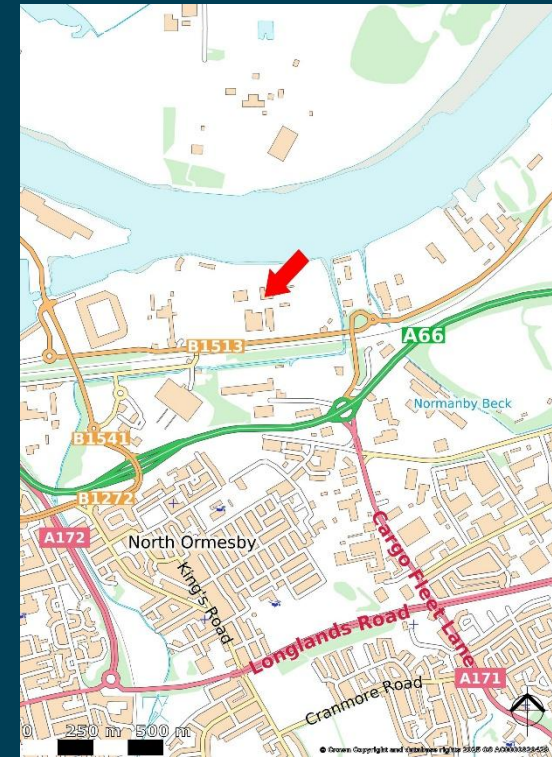
VAT

We are advised that VAT will be payable on the rent

Subject to Contract

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An EPC has been commissioned

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- (ii) 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;
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