

COCHRANES WHARF, DOCKSIDE ROAD, MIDDLESBROUGH, TS3 6AW

TO LET – WORKSHOP/WAREHOUSE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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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 insulated powder coated metal sheeting. It benefits from an eaves height of circa 8.2 metres, and a floor to ridge height of around 11 metres.

There are steel roller loading doors to the front, side and rear elevations and a block-built toilet block is provided internally.

The building has a forecourt area to the front for staff parking, and yard areas to the side and rear of the unit may be available to an incoming tenant if required.

Overhead gantry craneage can be installed if required. Please contact to discuss further.

ACCOMMODATION

The property provides a gross internal floor area of 1853.30 square metres / 19,949 sq ft or thereabouts.

PROPOSED TERMS

We are instructed to seek rental offers based on £89,750 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 follows –

Rateable Value – £66,500

List Description – Workshop & Premises

Interested parties should contact Middlesbrough Borough Council to establish the precise rates that would be payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of A.

LEGAL COSTS

Each party will be responsible for their own legal costs.

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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

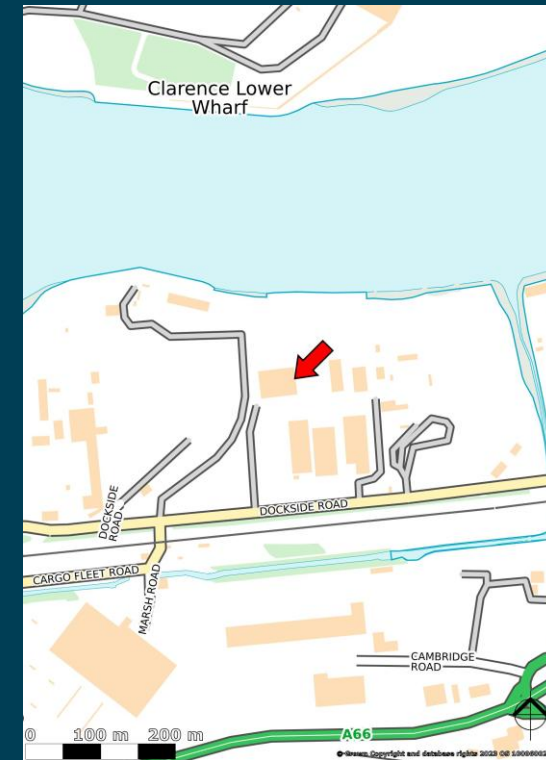
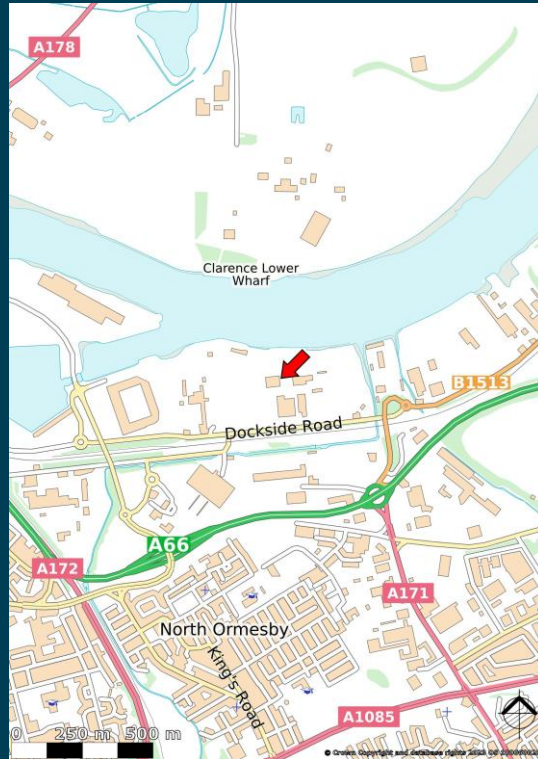
VAT

We are advised that VAT will be payable on the rent

Subject to Contract

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Energy performance certificate (EPC)

warehouse WGR Steel (LHS rear of SBUK) Dockside Road Industrial Estate Cochranes Wharf Middlesbrough TS3 6AU	Energy rating A	Valid until: 9 August 2033 Certificate number: 5234-5785-6173-3653-9402
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Property type

General Industrial and Special Industrial Groups

Total floor area

1,897 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is A.

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

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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;
- (iii) 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.
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- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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