

LAND AT TEESWAY, NORTH TEES INDUSTRIAL ESTATE, PORTRACK, STOCKTON ON TEES, TS18 2RN

TO LET – SECURE SITE WITH ROAD FRONTAGE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
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www.thomas-stevenson.co.uk

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LOCATION

The property is located on Teesway, which forms part of the North Tees Industrial Estate on Portrack Lane, east of Stockton on Tees town centre, one of the best known areas locally for trade and bulky goods retail.

The property is easily accessed from Portrack Lane and enjoys excellent connectivity to the adjacent A19 trunk route. Surrounding occupiers include YESSS Electrical Stockton, Apave UK, Bespoke Solutions NE and Linthorpe Beds.

DESCRIPTION

This rectangular, predominantly level site features road frontage and secure, gated access. While versatile enough to accommodate a variety of commercial uses, the land is ideally suited for development or secure open storage subject to the necessary planning and consents.

ACCOMODATION

The site provides the following areas:

Depth	34 m	/	112 ft
Width	20 m	/	66 ft
Site Area	0.07 ha	/	0.17 acres

RATING ASSESSMENT

Interested parties should contact Stockton Borough Council for the exact rates payable.

PROPOSED TERMS

The site is available on a new lease for a number of years to be agreed at an initial rental of £12,000 pa.

VAT

All rents are exclusive of VAT if applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in the Transaction.

VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

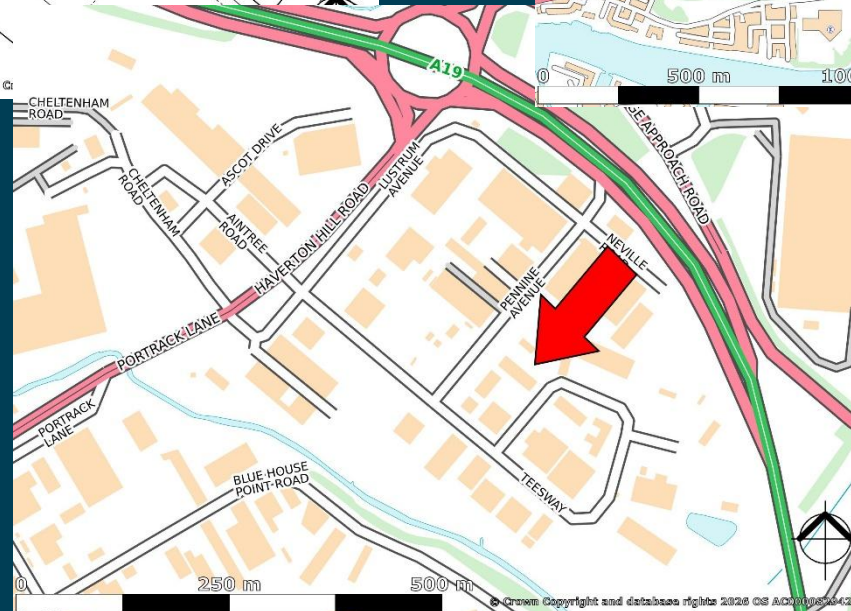
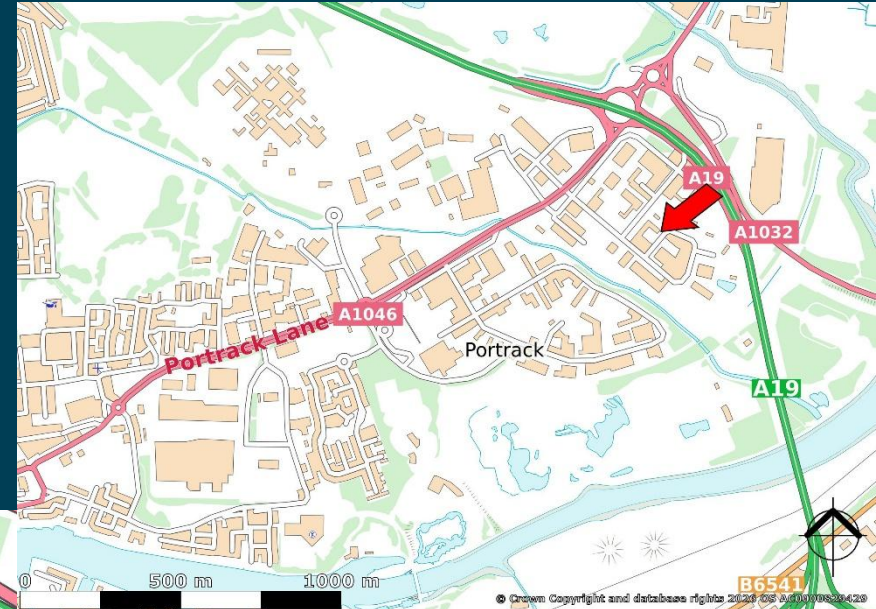
Contact Jack Robinson on
01642 713303 / jack@thomas-stevenson.co.uk

SUBJECT TO CONTRACT

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