

FORMER STEEL BENDERS, COCHRANES WHARF, DOCKSIDE ROAD, MIDDLESBROUGH, TS3 6AW

TO LET – WORKSHOP/WAREHOUSE WITH HIGH QUALITY OFFICES



**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 Cochranes 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 twin bay 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 7.7 metres

There are steel roller loading doors to the front and rear elevations and the workshop has a number of overhead gantry cranes with loading capacity up to 10 tonnes.

The adjoining office block provides a range of office and staff accommodation and benefits from an attractive reception area.

The building has a forecourt area to the front for staff parking, and yard areas to the side and rear of the unit

### ACCOMMODATION

The workshop provides a gross internal floor area of 1744.14 sqm / 18,774 sq ft or thereabouts with the offices providing 264.37 sq m / 2846 sq ft and a total of 2020.16 sq m / 21,620 sq ft. .

### PROPOSED TERMS

We are instructed to seek rental offers based on £97,500 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 from April 2026 as follows –

Rateable Value – £64,000

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 B.

### 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](mailto:jack@thomas-stevenson.co.uk)

Richard Stevenson – [richard@thomas-stevenson.co.uk](mailto:richard@thomas-stevenson.co.uk)

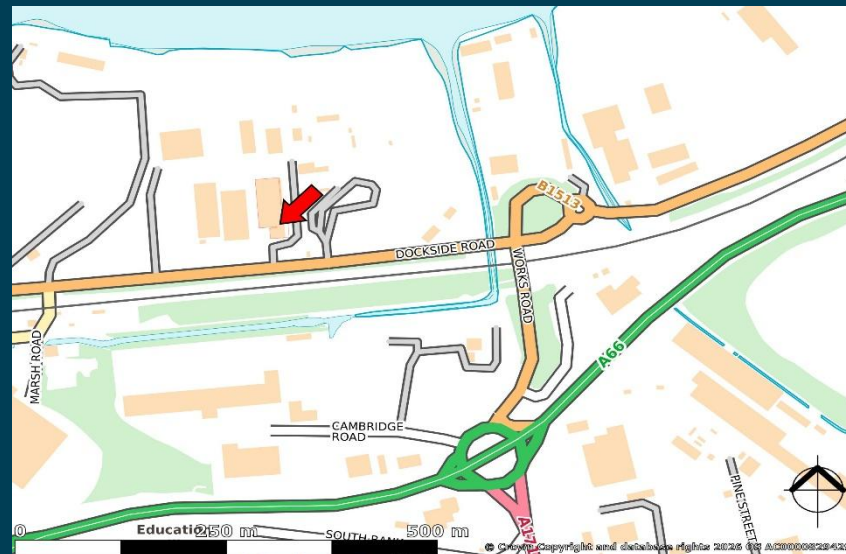
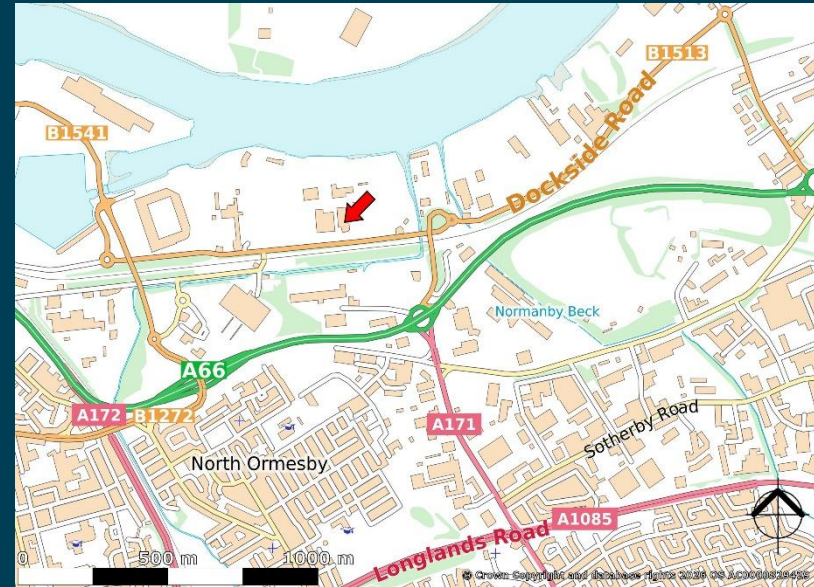
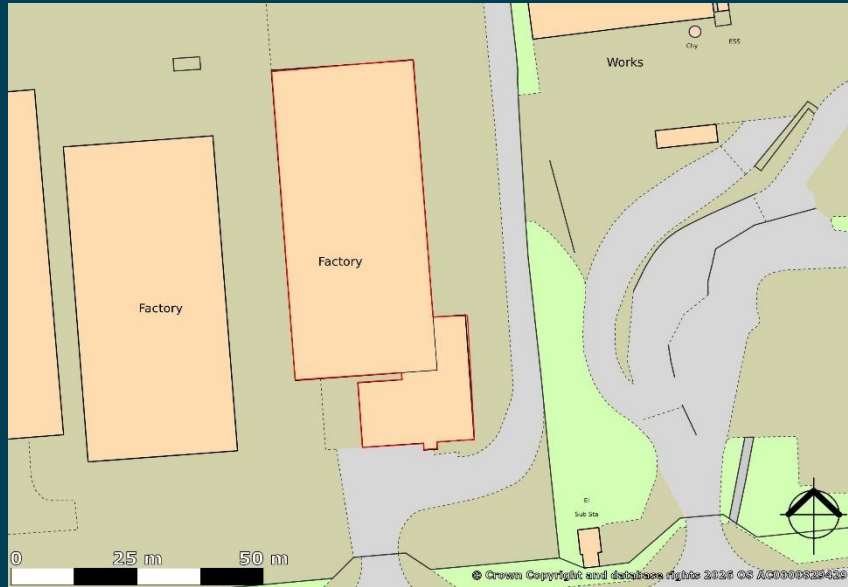
## VAT

We are advised that VAT will be payable on the rent

Subject to Contract

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02/02/2026, 11:37 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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## Energy performance certificate (EPC)

SB UK Readman Steel Ltd Cochranes Wharf, Dockside Road MIDDLESBROUGH TS3 6AW	Energy rating <b>B</b>	Valid until: 21 November 2029
Property type		B2 to B7 General Industrial and Special Industrial Groups
Total floor area		2,063 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 energy rating is B.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9990-4938-0301-2871-6050>

1/5

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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**Property Management**

**Compulsory Purchase Compensation**

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