



## To Let

### Unit 3 Fleming Road, Skippers Lane Industrial Estate, Middlesbrough, TS6 6TT

- 2,408.52 sq m (25,925 sq ft)
- Modern detached warehouse
- Fully racked
- Established location
- Excellent transport links
- Passing rent - £122,000 per annum exclusive

**SUBJECT TO CONTRACT**

**Contact: Richard Scott**  
**Email: [richard@htare.co.uk](mailto:richard@htare.co.uk)**  
**Direct Tel: 0191 245 3012**

**HTA Real Estate**  
Floor A  
Milburn House,  
Dean Street,  
Newcastle upon Tyne  
NE1 1LE  
**T: 0191 245 1234**

**Location**

The property located on Fleming Road on the Skippers Lane industrial Estate. Skippers Lane is Middlesbrough's premier business location accommodating a number of regional and national operators in the retail, trade counter and industrial sectors.

The estate is approximately 2 miles east of Middlesbrough centre and benefits from excellent transport links being close to the A66 which links with the region's major highways.

**Description**

The property comprises a modern detached warehouse unit of steel portal frame construction under dual pitched roof.

The Elevations are of brick and blockwork at low level with insulated profile metal sheet cladding to the elevations and roof, which incorporates translucent roof lights.

The warehouse has concrete floors throughout, and benefits from strip lighting and gas fired warm air blowers. A small office is also provided which has lighting and electric panel heaters.

Externally the property is fully fenced with loading and car parking areas to the front with access provided via 2 insulated sectional up and over loading doors which are 4m(w) x 5m(h).

**Accommodation**

Description	sq m	sq ft
Warehouse	2,373.75	25,551
Office	34.74	374
<b>Total GIA</b>	<b>2,408.49</b>	<b>25,925</b>

**Terms**

The property is available by way of sub lease or assignment of lease expiring 14<sup>th</sup> November 2028

**Rent**

The passing rent is £122,000 per annum exclusive

**Business Rates**

The property in the 2023 Rating list at a Rateable Value of £86,500.

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

**Services**

We understand that the property is connected to all mains services.

**Energy Performance Certificate (EPC)**

The property has an EPC rating of B(38).

A copy of the EPC is available on request.

**Legals Costs**

Each party are to be responsible for their own legal costs incurred in the transaction.

**Anti Money Laundering**

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Viewing**

Via Agents HTA Real Estate

Richard Scott - [richard@htare.co.uk](mailto:richard@htare.co.uk)  
Direct Tel: 0191 245 3012

Nick Atkinson - [nick@htare.co.uk](mailto:nick@htare.co.uk)  
Direct Tel: 0191 245 3011





