

**UNIT 3A WESTERBY ROAD, EAST MIDDLESBROUGH INDUSTRIAL  
ESTATE, MIDDLESBROUGH, TS3 8BH**

**TO LET – NEW BUILD LIGHT INDUSTRIAL / TRADE COUNTER UNIT**



**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](http://www.thomas-stevenson.co.uk)**

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### LOCATION

The modern development is situated on the edge of East Middlesbrough Industrial Estate and Skippers Lane Industrial Estate, a well established trading estate approximately 2 miles east of Middlesbrough town centre.

The location enjoys excellent access to the A66 Trunk Road and the premises benefit from visibility to South Bank Road.

Occupiers in close proximity include MB DIY, Starbucks, Dulux Decorator Centre, Screw Fix and Ford.

### DESCRIPTION

The semi detached light industrial unit includes the following specifications:

- High bay LED lighting
- Insulated roller shutter doors
- 6m effective eaves height
- Solar panel technology

The unit benefits from a small reception office, staff amenities and external parking / loading area.

### ACCOMMODATION

The units provide the following approximates areas:

Gross Internal Area

Unit 3a                      4,000 sq ft    371.60 sq m

### TENURE

The unit is available on a new fully repairing and insuring lease for a term of years to be agreed. The asking rent for each unit is as follows:

Unit 3a:                      £6.00 per square foot per annum + VAT.  
(£24,000 per annum plus VAT).

### RATING ASSESSMENT

Interested parties should contact Middlesbrough Council to determine the exact rates payable.

### LEGAL COSTS

Each party is responsible for their own.

### VAT

The units are elected for VAT purposes.

### VIEWING

Strictly by appointment through this office  
Jack Robinson  
Tel: 01642 713303

Subject to contract

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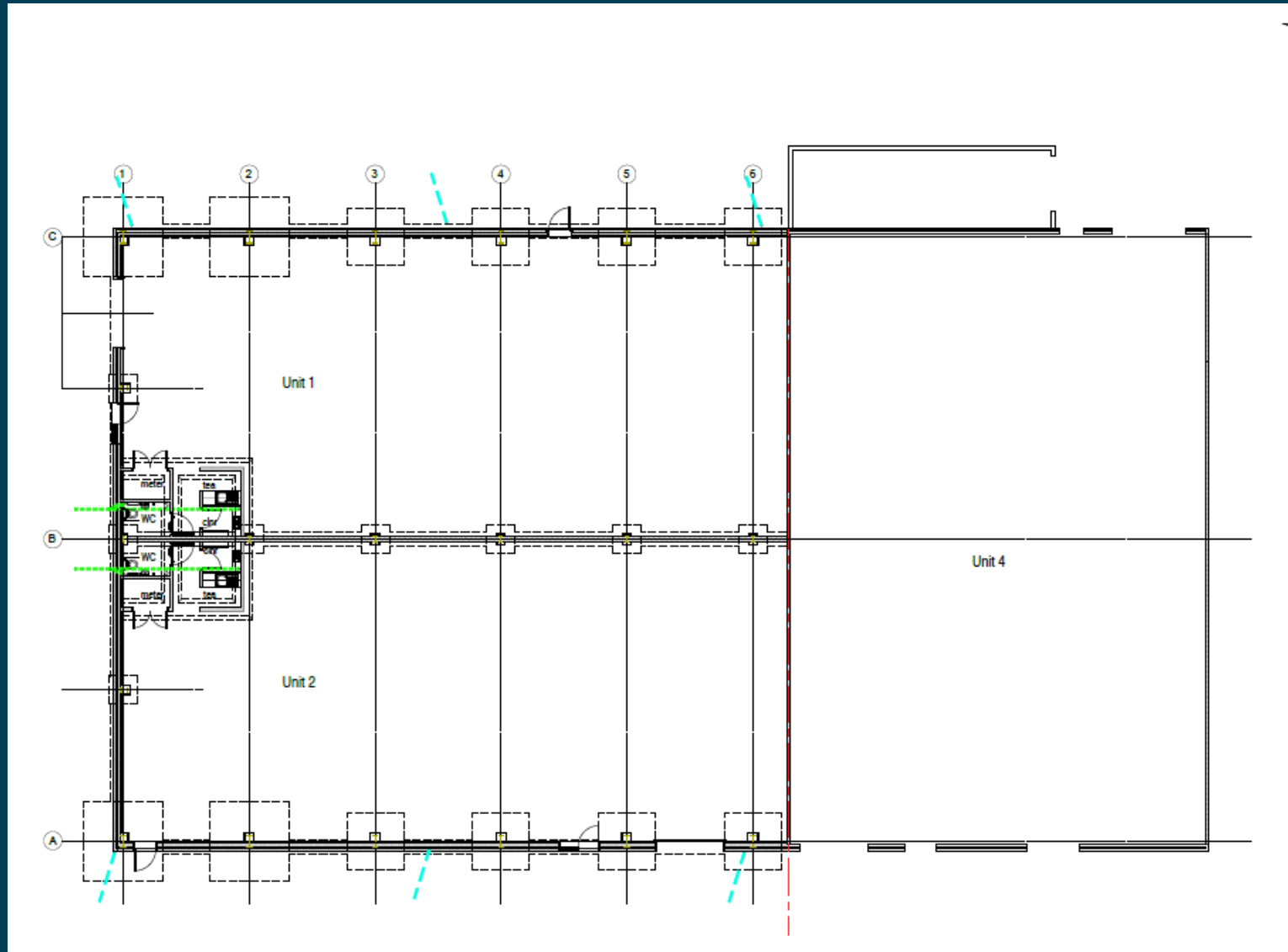
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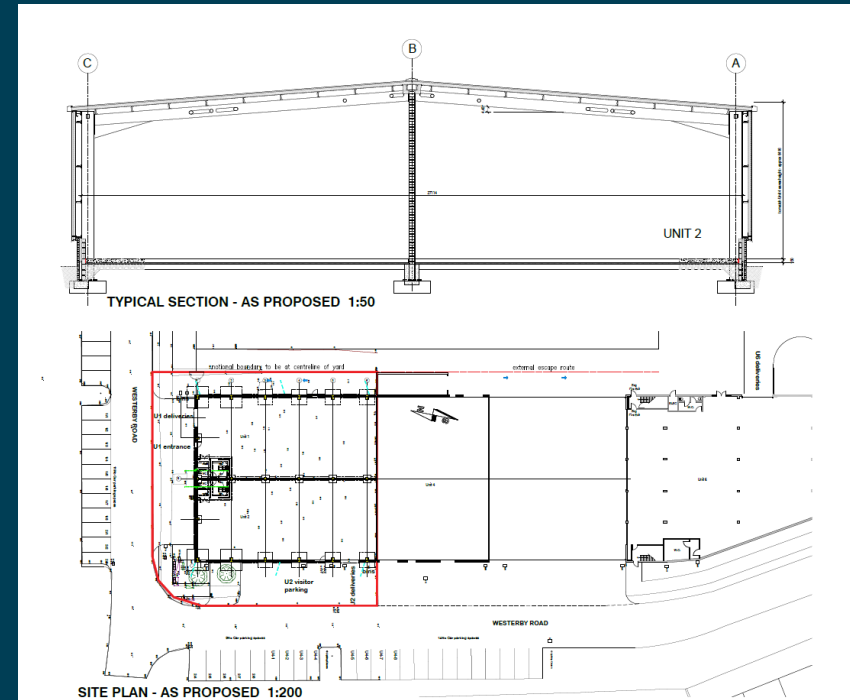
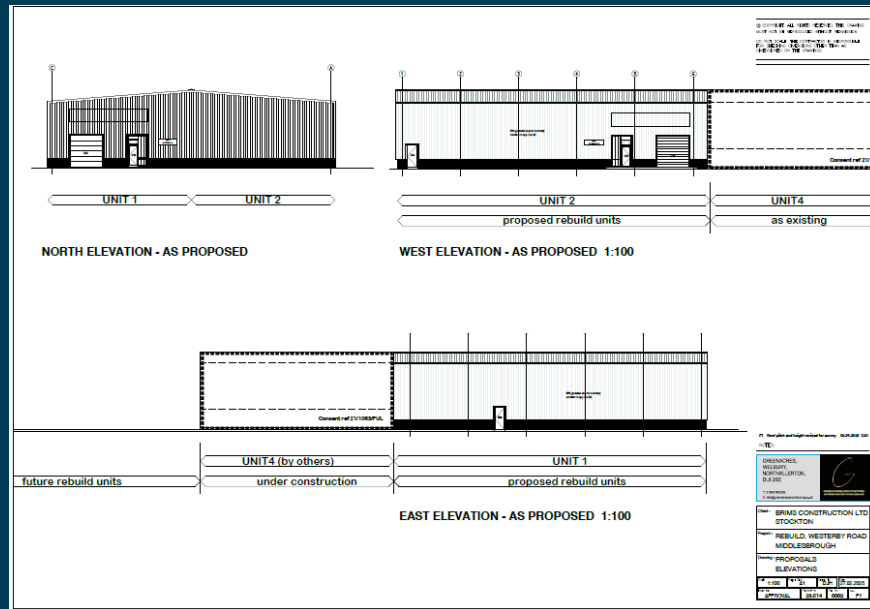
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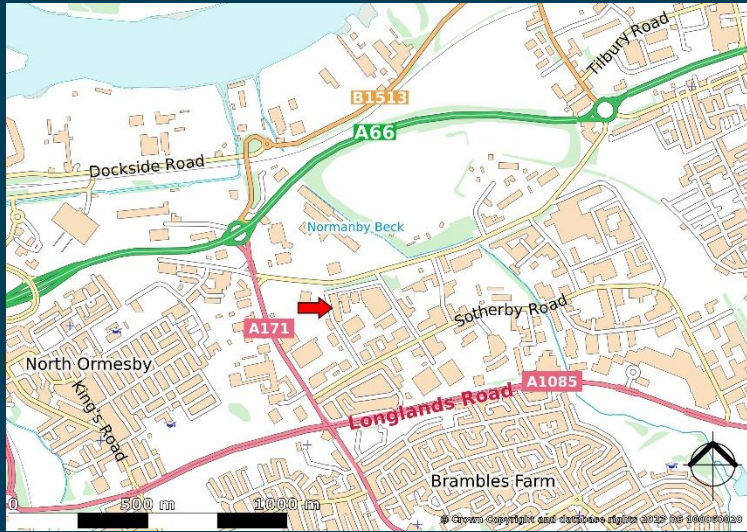
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- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
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EPC TO FOLLOW

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**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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