



TO LET

Concrete-surfaced, fenced industrial site

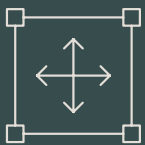
Comprising offices, garage, warehouse & storage on 5.40 acres

Windemere Road, Hartlepool, TS25 1NX

FINLAND

SUBSTANTIAL 5.40-ACRE INDUSTRIAL SITE WITH OFFICES & WAREHOUSING

This former metal recycling facility in Hartlepool includes a two-storey office building, large garage, detached warehouse, and open-fronted storage structures on a substantial 5.40-acre site. The site is secured with palisade fencing and surfaced with concrete, providing robust and secure accommodation for multiple user types.



5.40 acre site



Large, detached warehouse
offering substantial secure
storage capacity



Two-storey office
accommodation



Secured with
palisade fencing



Extensive garage and
open storage facilities

ON-SITE ACCOMMODATION

The property includes a mix of office, workshop, warehouse and open storage structures, providing a flexible operational base for management teams, engineering, and storage requirements.

ACCOMMODATION

Area	Sq m	Sq ft
Office — Ground Floor	221.26	2,382
Office — First Floor	129.82	1,397
Garage	445.46	4,903
Warehouse	820.91	8,836
Total (GIA)	1,627.45	17,518

Measured on a Gross Internal Area (GIA) basis.

Facilities include office space, welfare capability, workshop storage, and extensive open operational areas suitable for plant, vehicles or materials.



Windemere Road, Hartlepool, TS25 1NX

STRATEGIC TEESSIDE LOCATION

Located on Windemere Road, Hartlepool (TS25 1NX), the site sits close to the A689, providing swift access into Hartlepool town centre and excellent connectivity to the A19 corridor.

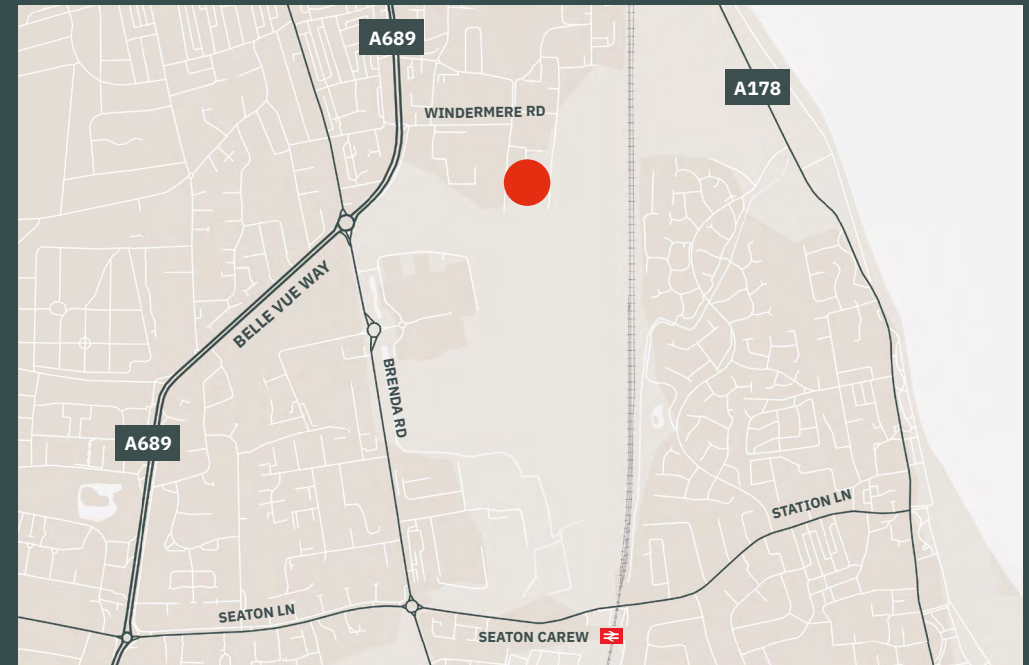
The surrounding area benefits from public transport links, local shops and amenities, supporting staff and operational requirements.

EXCELLENT TRANSPORT LINKS

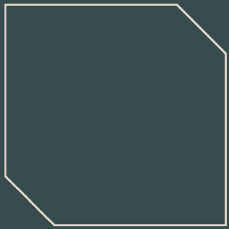
The site benefits from direct connections to the regional trunk road network:

- **A689 – Immediate vicinity**
- **A19 – Fast access via A689**
- **Hartlepool Town Centre – Approx. 1 mile**
- **Strong links to Durham, Sunderland, Teesport, Middlesbrough and the A1(M)**

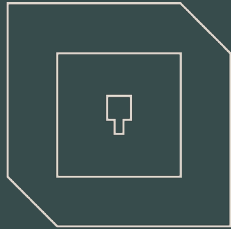
This transport profile supports HGV movements, regional distribution, and large-scale open storage operations.



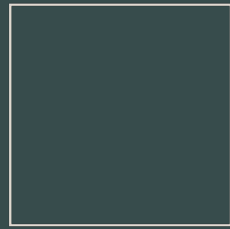
About Concreit



FLEXIBLE



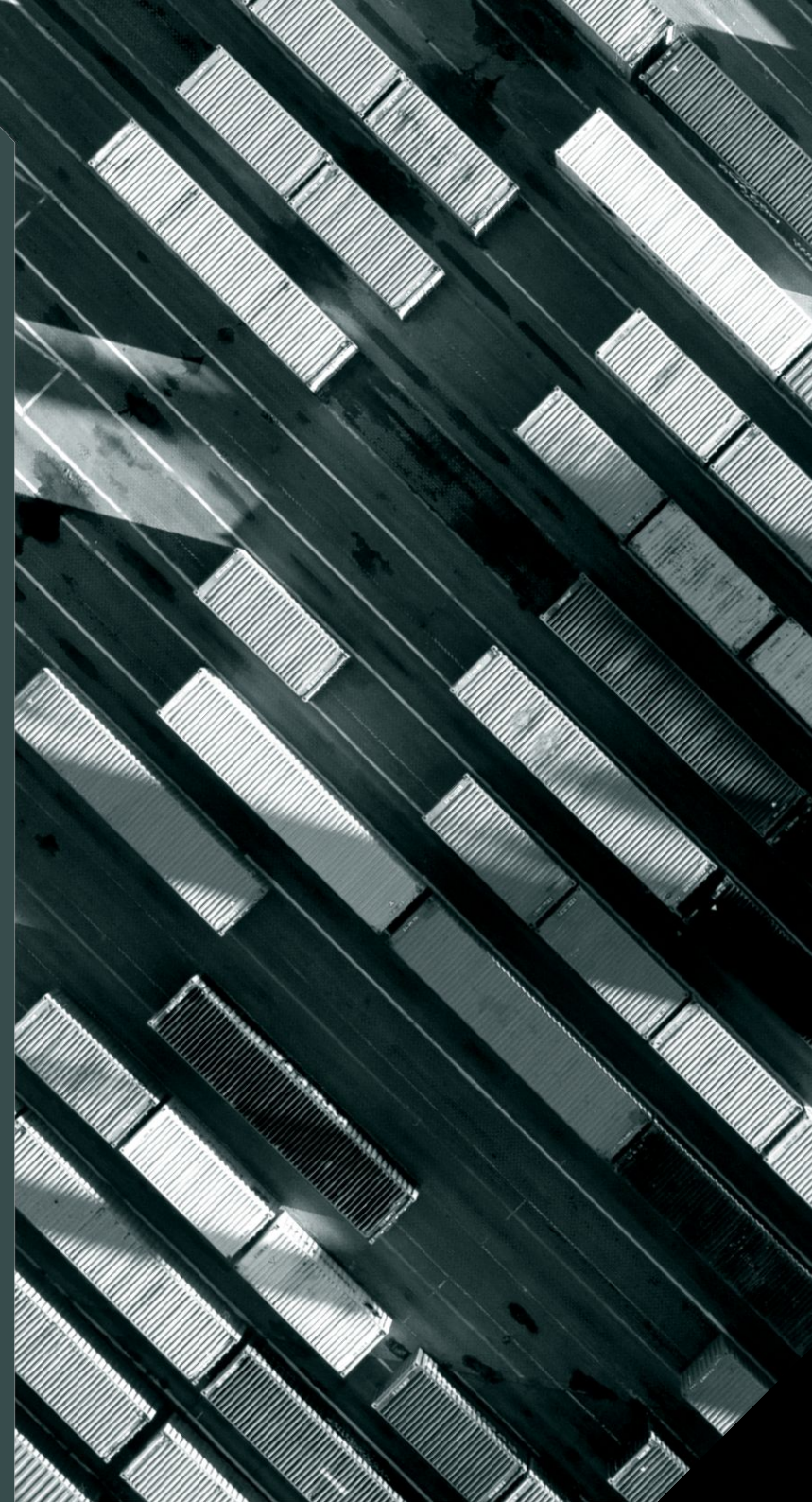
SECURE



OPEN SPACE

Concreit is the UK's leading provider of industrial open storage solutions, offering secure, fully serviced sites tailored to the needs of logistics, construction, and infrastructure businesses. With strategically located facilities featuring HGV-suitable concrete surfaces, 24/7 access, and essential utilities, Concreit ensures seamless operations for clients across the country.

CONCREIT



BUSINESS RATES

Rateable Value (2023): £62,500

Interested parties should make enquiries on the Valuation Office Agency (VOA).

RENT

Price on application.

LEGAL COSTS

Each party to bear their own legal costs.

TERMS

The property is available by way of new lease on terms to be agreed.

Get in touch for more information:

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