

TO LET

Unit 5, Usworth Enterprise Park, Hartlepool

Rent: £5,000 per annum



- ❖ Self-contained office available to let
 - ❖ Flexible Lease Terms
- ❖ Within a secured site with ample on site car parking
 - ❖ Useable floor area of 57 Sq m/ 614 Sq ft
- ❖ Zero Business Rates subject to meeting qualification criteria

Description

Modern office development within easy access of Hartlepool Town Centre. The units are situated in a fully fenced/walled and gated private site with ample car parking. There is on site CCTV and each unit has its own alarm system.

Location

The site is well positioned on Usworth Road within a well established industrial location to the South of Hartlepool and close to the A689 and within easy reach of the A19 and A1M. Nearby occupiers include KP Anderson, Hartlepool Motorcycle Services Centre, Floyd Taylor Motors among other national and local occupiers. Other similar uses would suit subject to the relevant planning and landlord consent.

Accommodation

The unit has a total useable floor area of approximately 57 sq m/ 613 sq ft and includes 3 offices, a WC and Kitchen.

Heating is provided by wall a gas fired boiler and wall mounted radiators.



Services

The property has benefit of mains supplies of gas, water and electricity in addition to mains drainage.

Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£3,600 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2017/2018 is 48.0p in the pound. Rates payable are therefore £1,728 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com