



# TO LET

## Workshop, Office & Yard

Whitestone Business Park, 211 Borough Road, Middlesbrough TS4 2BN

- Available in Part or Whole
- Total Site Area approx. 1.8 acres
- Flexible Terms
- New Lease
- Established Location
- To be Refurbished
- Fully Fenced and Gated Site
- Close to Town Centre

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**Connect Property North East**

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3TS

## SITUATION

Whitestone Business Park is located on the periphery of Middlesbrough Town Centre and is adjacent to Borough Road. Road links nearby include Marton Road and Longlands Road providing good access to one of Teesside's primary trunk roads the A66, which in turn provides access to the national road networks beyond.

## DESCRIPTION

The site comprises a larger concrete surfaced site with detached workshop unit with inspection pit and separate wash-bay.

There is a 2-storey office building comprising a mixture of cellular and open plan accommodation with kitchen and WC facilities.

Externally there is concrete hard-standing circulation, loading and parking areas secured by way of a perimeter palisade fence with secure gated access.

## ACCOMMODATION

The property has the following approximate gross internal areas:-

Workshop	178m <sup>2</sup>	(1,916 sq ft)
Wash-bay	59m <sup>2</sup>	(635 sq ft)
Office	410m <sup>2</sup>	(4,520 sq ft)
Total Site Area	0.73 Ha	(1.8 acres)

The Yard, workshop and offices are all available To Let individually subject to agreeable terms and we recommend interested parties contact us directly to discuss.

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. Further details are available upon request.

## RATING

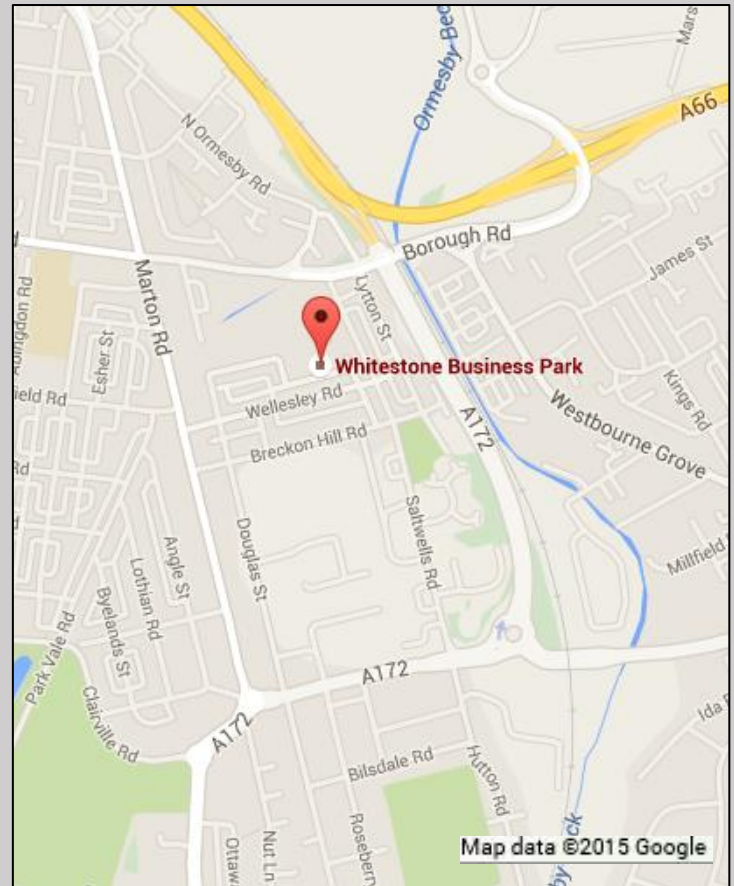
We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with any transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available ASAP



## VIEWING

Strictly through the agents Connect Property North East:

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