



Mandale
Group

AVAILABLE NOW

TO LET

4,500 SQ FT UNIT WITH A YARD & CAR PARK

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UNIT 5B, PENNINE HOUSE, STOCKTON-ON-TEES, TS18 2RJ





LOCATION

The property is located on North Tees Industrial Estate, a short distance from Portrack Lane and adjacent to the A19 Trunk Road.

The Portrack Lane area of Stockton is the principal out of town trade counter and retail location, combining a number of national operators including B&Q, Wolsley, Asda, Topps Tiles and Wickes DIY.

The premises are prominently located on Pennine Avenue providing easy and direct access to Portrack Lane and the A19(T) and from there the region's principal road networks beyond.

ACCOMMODATION

The facility comprises of the following:

UNIT	DESCRIPTION	SIZE
UNIT B	WAREHOUSE, TOILETS, KITCHEN AND MESS ROOM	4,500 SQ FT

DESCRIPTION

Unit B is 4500 sq ft and incorporates a warehouse with 4 roller shutter doors, 2 at the front and 2 at the rear. It has kitchen and toilet facilities and it also has a large yard and large area for car parking.

VAT

References to price, premium or rent are exclusive of VAT unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

YEARLY RENTAL

£29,000.00 plus VAT per annum.

EPC

EPC rating of C.

VIEWING

Graham S Hall

Daryl Carr

T: 0191 731 8660

E: daryl@grahamshall.com

