



Sanderson
Weatherall

TO LET



UNIT 2B GUISELEY WAY, DURHAM LANE INDUSTRIAL PARK, EAGLESCLIFFE TS16 0RF

sw.co.uk



Well located unit on the popular Durham Lane Industrial Estate

Rent is £3.50 per sq ft / £19,929 per annum

Total area - 5,694 sq ft

Location

The unit located on Durham Lane Industrial Park, Eaglescliffe, Stockton on Tees which is situated between Middlesbrough and Darlington, approximately 6 miles south of Stockton town centre. The estate benefits from excellent access to the A66 linking the A1 and A19. Teesside Airport is situated approximately 5 miles to the west.

Description

The property is a semi detached industrial unit with a single storey office to the front and an extension to the northern elevation. Externally the property benefits from a yard space, large enough to park 8 vehicles as well as providing access to the roller door in the main industrial space. Internally the office space benefits from fluorescent strip lighting, windows throughout, tea point and WC facilities.

The main warehouse also provides mezzanine offices and could equally be used for storage. The main warehouse itself benefits from a solid concrete floor of portal steel frame construction with brick and clad elevations under a single pitch roof with skylights as well as drop lighting. There is also a workshop extension to the northern elevation currently accessed separately but could be made part of the wider industrial space.

Accommodation

The property provides the approximate gross internal floor areas:-

Description	Sq ft	Sq m
Main workshop area	4,887	454
Offices	366	34
Secondary workshop area	441	41
Total	5,694	529



Rateable Value

We understand the current rateable value to be circa £16,375 per annum, however, we suggest the prospective tenant contacts the Local Authority for verification of the exact figure.

Lease Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

£19,929 per annum.

VAT

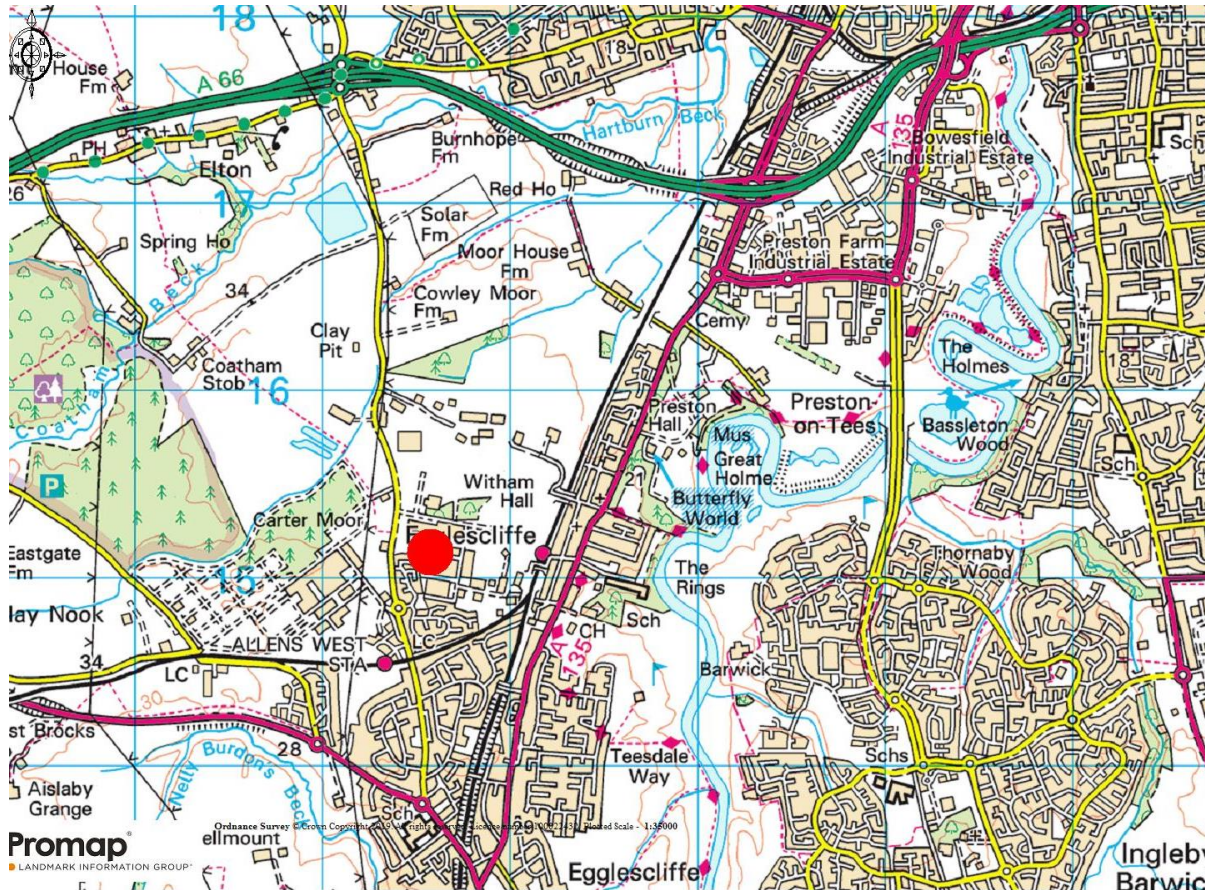
All figures quoted are deemed exclusive of VAT where chargeable.

Energy Performance Certificate

An EPC has been commissioned and will be available in due course.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.



Strictly by prior appointment with the agents:

Chris Dent

0191 269 0104

Chris.dent@sw.co.uk

Tom Hall

07710 878916

Tom.hall@sw.co.uk

Sanderson Weatherall

22-24 Grey Street

Newcastle upon Tyne

NE1 6AD

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2019

Sanderson
Weatherall

sw.co.uk