



Mandale  
Group

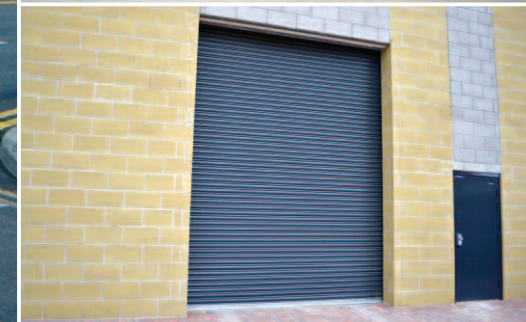
AVAILABLE NOW

# TO LET MODERN INDUSTRIAL UNITS VARIOUS SIZES

# NEW

[WWW.MANDALE.COM](http://WWW.MANDALE.COM)

ARKGROVE INDUSTRIAL ESTATE, ROSS ROAD, STOCKTON ON TEES, TS18 2NH



Car parking and landscaping



Landscaped and overflow parking areas



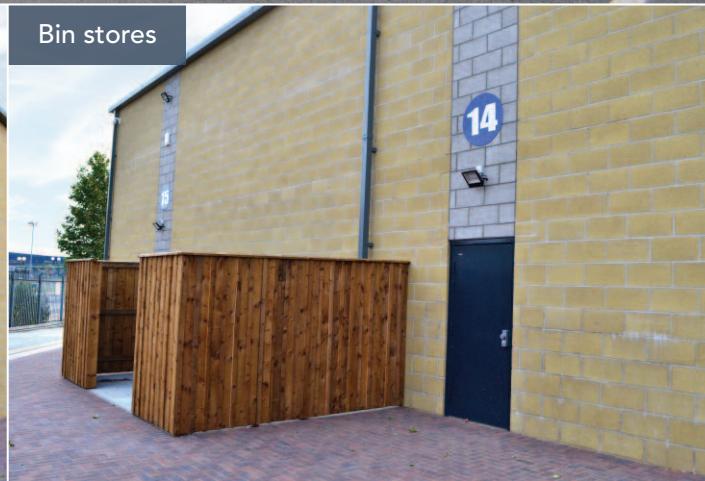
24 hour monitored voice activated CCTV security surveillances



Electric roller shutter doors 3m wide x 4m high



Bin stores



Plenty of overflow car parking





## ACCOMMODATION

UNIT NO	SIZE	RENT
UNIT 4	2,600 sqft	£15,600.00 +vat
UNIT 5	2,600 sqft	£15,600.00 +vat
UNIT 10	5,385 sqft	£32,310.00 +vat
UNIT 11	4,230 sqft	£25,380.00 +vat
UNIT 14	2,385 sqft	£14,310.00 +vat
UNIT 16	6,745 sqft	£40,470.00 +vat

## TENURE

Units are available by way of new full repairing and insuring leases. Alternatively the sale of individual buildings will be considered.

## VIEWING

Mandale

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CPNE

Tim Carter  
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## LOCATION

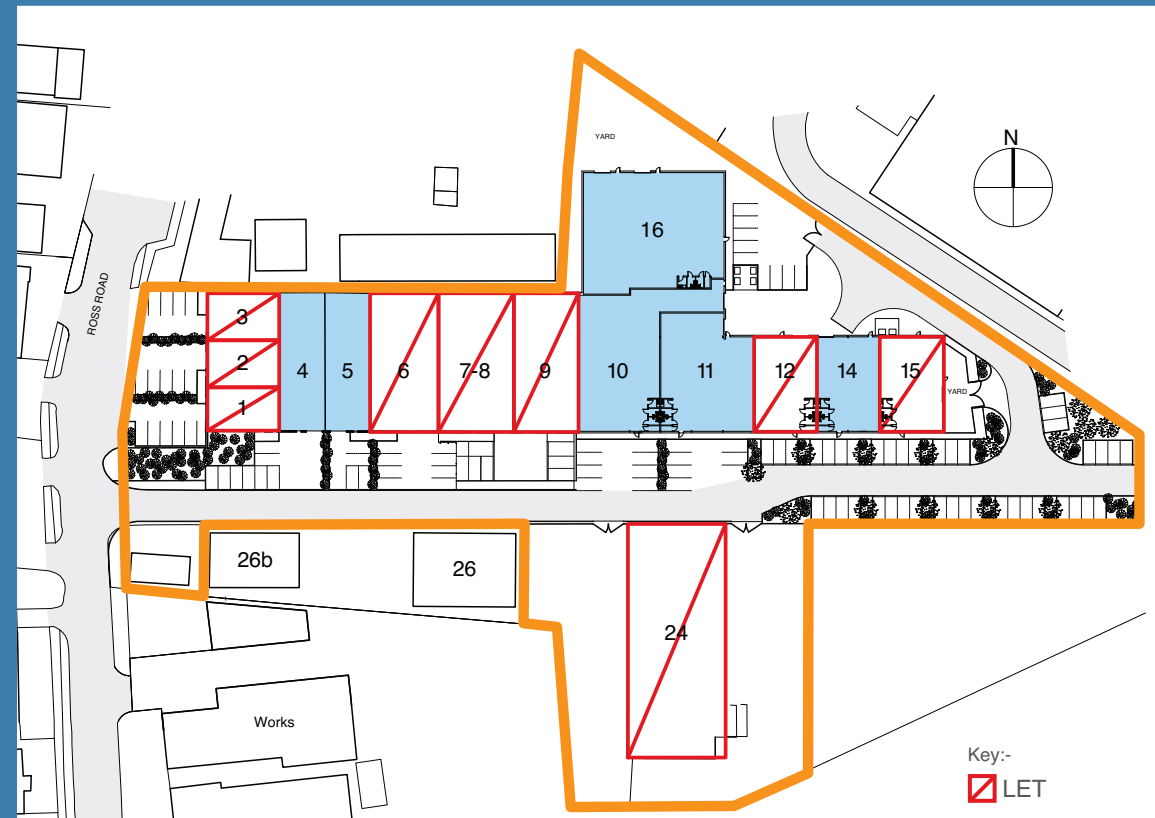
The property is located on the Arkgrove Industrial Estate, a short distance from Portrack Lane and adjacent to the A19 Trunk Road. The Portrack Lane area of Stockton on Tees is a thriving mixed use development being the principal out of town trade counter and retail location for Stockton combining a number of national operators including B&Q, Asda, Topps Tiles, Wickes DIY and Magnet etc.

The subject premises are situated on Ross Road providing prominent visibility and easy access to the A19(T).

## DESCRIPTION

Modern units are now available on this fully refurbished estate. The estate now benefits from the following:

- Lots of free car parking
- Beautiful landscaped areas
- 24 Hour monitored security
- Electrically operated roller shutter doors
- Steel plastisol coated access and fire doors
- Energy efficient lighting
- The estate is locked after hours (you are able to access 24/7)
- Easy access to all major road networks



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01642 605 514

CONNECT  
PROPERTY

01642 602001

www.cpne.co.uk

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