



Sanderson
Weatherall

TO LET TRADE COUNTER UNIT



UNIT 10A PORTRACK TRADE PARK, CHELTENHAM ROAD, STOCKTON ON TEES TS18 2AD

sw.co.uk



Location

The unit is perfectly situated within the Portrack Trade Park, just to the west of Middlesbrough and to the east of Stockton. The unit shares the Trade Park with other occupiers such as Tool Station, Greggs, James Hargreaves Bathrooms and Arco.

Public transport links are excellent with a number of bus stops within easy walking distance.

The wider area is synonymous with the retail sector in the north east with occupiers such as B&Q, Wickes, Smyths Toy Superstore, The Range, Asda and Dunelm within close proximity.

Description

The unit provides an open retail area with the benefit of the following specifications:

- Solid concrete floor with floor coverings
- Suspended ceiling
- Recessed lighting
- Fresh air ventilation
- Kitchen area
- Alarm
- Disabled WC toilets
- High levels of car parking

Lease Terms

The premises are available by way of a sublet or assignment of an existing lease ending on 28th January 2023.



Rent

The passing rent is £14,500 per annum exclusive.

Accommodation

We understand that the accommodation provides the following approximate gross internal floor areas:-

Description	Sq m	Sq ft
Ground Floor	152.6	1,643

Business Rates

Any rates payable will be the responsibility of the tenant. We suggest contacting the local authority for the exact figures.

VAT

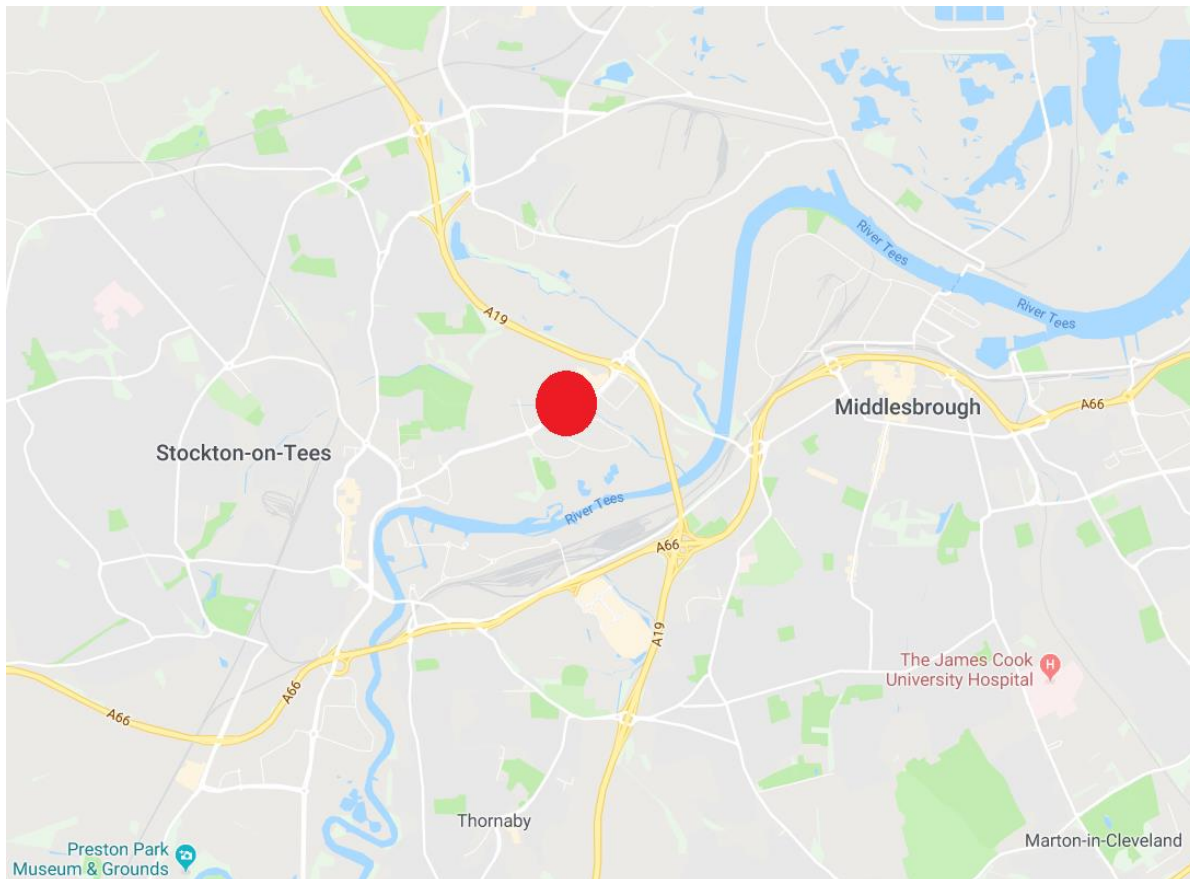
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred throughout this transaction.

EPC

The EPC rating for this property is Band C(64).



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

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Strictly by prior appointment with the agents:

Chris Dent

0191 269 0104

Chris.dent@sw.co.uk

Charlotte Marshall

0191 269 0132

Charlotte.marshall@sw.co.uk

Sanderson Weatherall

22-24 Grey Street

Newcastle upon Tyne

NE1 6AD

Or our Joint Agents

Colliers International

Luke Barrett

0113 200 1828

Luke.barrett@colliers.com

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Weatherall**

sw.co.uk