

TO LET

Former Ardent Hire Premises, Sotherby Road, Middlesbrough, TS3 8BT



Extensive secure compound with workshop, offices and staff amenities

- Secure concrete surfaced compound extending to 1.60 acres
- Modern workshop – 315.6 m² (3,396 sq ft) and small garage 60.9 m² (655 sq ft)
- Office accommodation & staff amenities: 114.5 m² (1,223 sq ft)
- Vehicle wash bay with interceptor
- Fully fenced / gated perimeter, floodlighting, security CCTV and electric access barrier
- Rent: £49,950 per annum exclusive

SITUATION

The property is located on Sotherby Road on the popular and well located Skipper's Lane Industrial Estate in Middlesbrough.

Skipper's Lane Industrial Estate is a well-established industrial area boasting a range of occupiers but particularly popular with suppliers to the construction industry including Wolseley, Screwfix and Travis Perkins.

Access to the estate is from the A66, the main east – west arterial route linking to Middlesbrough Town Centre and to the A19 to the west.

Please see the attached Promaps showing the exact location of the property.



Garage

- Large double garage providing 2 vehicle bays
- Brick construction with steel sheet roof
- Concrete floor & clear internal height of 3.9 m
- 3 phase electricity & LED lighting

Compound

- Secure palisade perimeter fence
- Heavy duty double gates & access barrier
- Primarily finished to concrete
- Floodlighting, CCTV & tannoy system
- Vehicle wash bay & pressure washer (DTW 400HS)



SPECIFICATION

The site comprises a large and secure yard benefitting from workshop, garage and office accommodation as well as a vehicle wash bay with interceptor. As such it provides the ideal mix of space for the storage and maintenance of plant & machinery as well as a range of alternative uses.

In summary it benefits from the following:

Office accommodation

- Well presented modern prefab office block
- Modular offices / meeting rooms
- WC facilities, canteen & kitchen
- Electric panel radiators

Workshop

- Steel frame construction
- Steel cladding / steel sheet roof
- Concrete floor
- Clear internal height of 4.7 m
- Electrically operated sectional up and over door
- 3 phase electricity & LED lighting

For further details please contact:



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Particulars: June 2019

Images: May 2019

Subject to contract

ACCOMMODATION

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th ED) and the following areas recorded. Land areas are provided using OS Promap and are approximate

Description	m ²	sq ft
Workshop	315.6	3,396
Garage	60.9	656
Office accommodation	114.5	1,233
Total	491.0	5,285
Surfaced area	0.65 Hectares	1.60 Acres
Unsurfaced land	0.12 Hectares	0.30 Acres
Total Site area	0.77 Hectares	1.90 Acres



TERMS

The property is available on a full repairing and insuring basis for a term of years to be agreed at a rent of £49,950 per annum.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

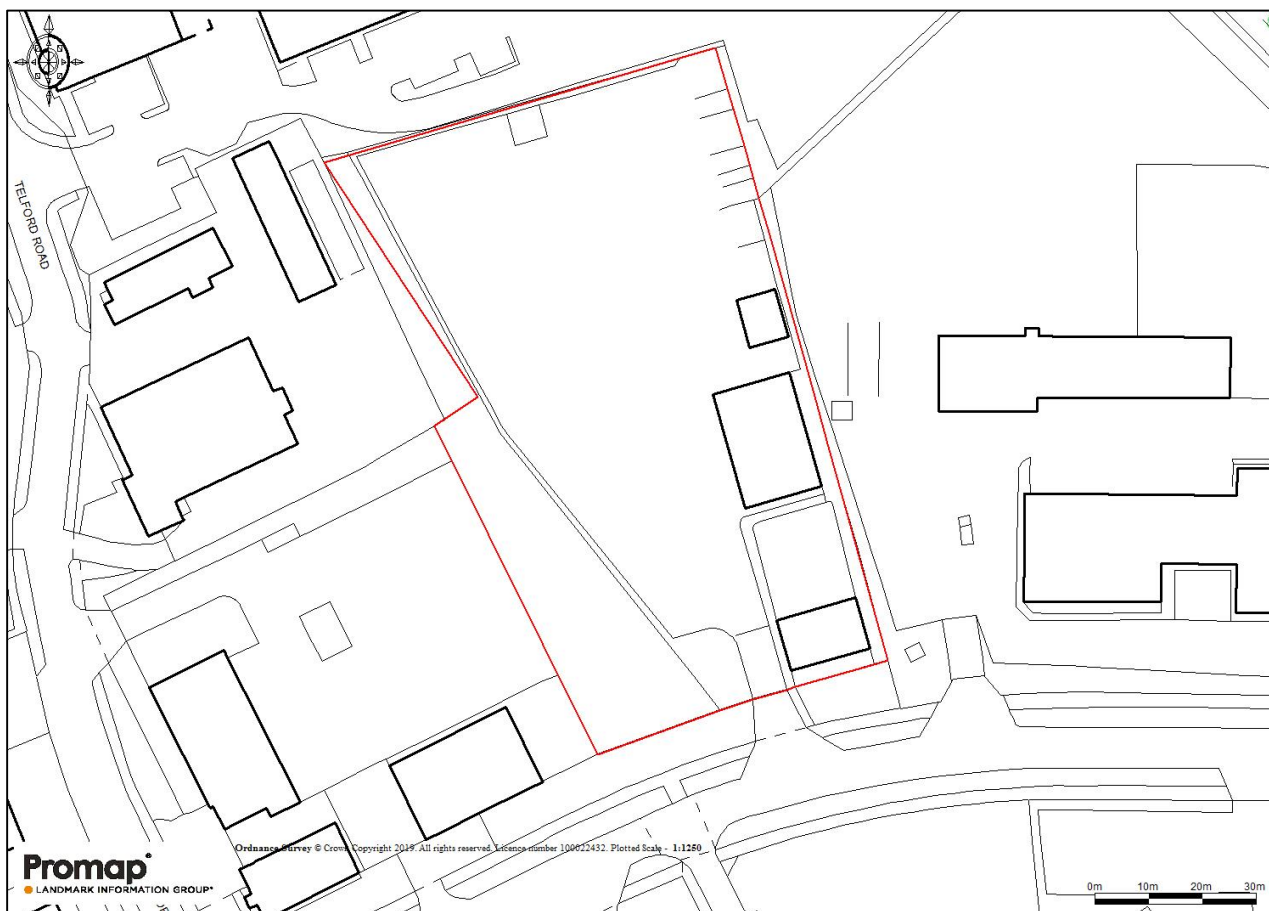
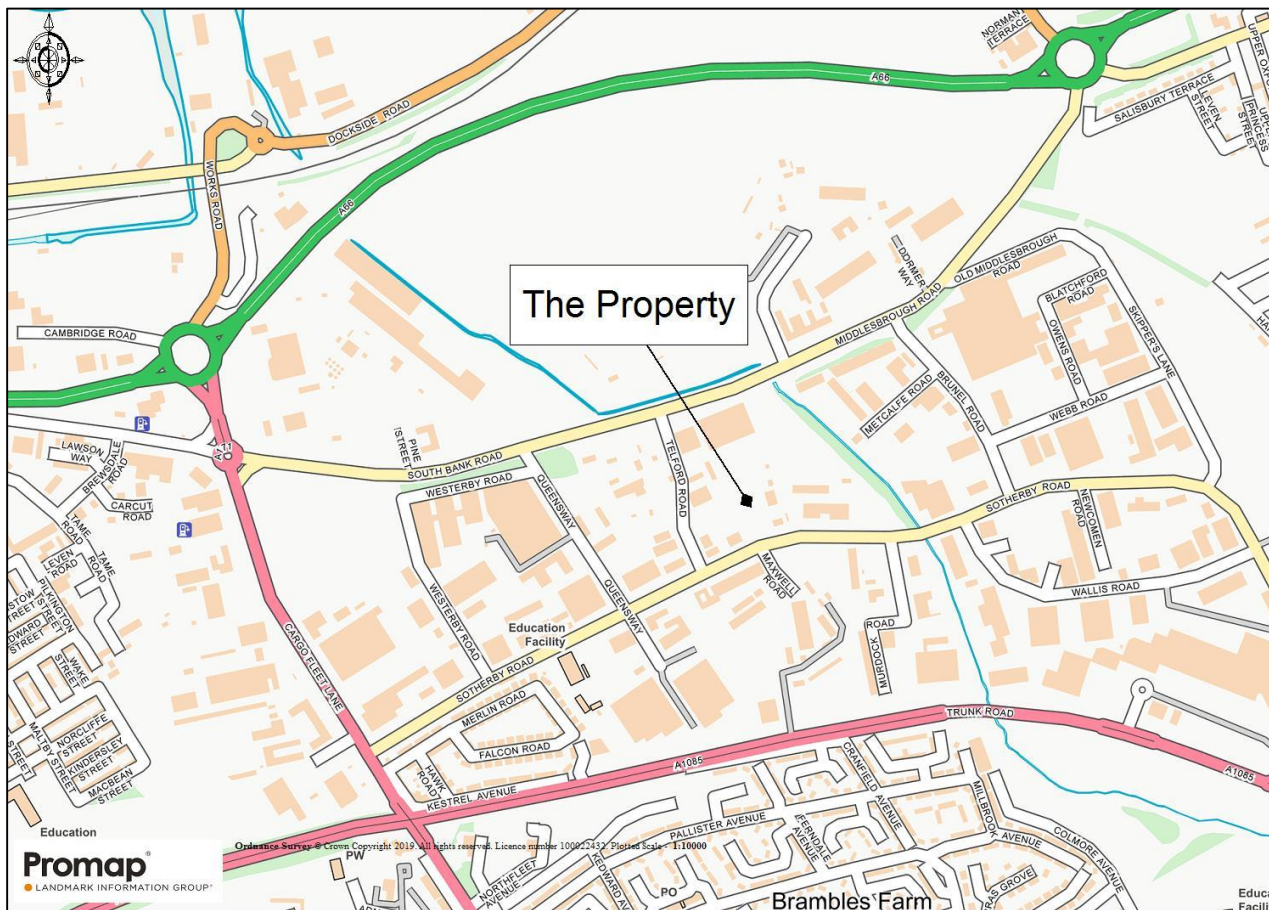
Strictly by appointment through agents Knight Frank.
Knight Frank is a supporter of the leasing code (www.leasingbusinesspremises.co.uk)

RATING

According to the Valuation Office Agency (www.voa.gov.uk) the property has a Rateable Value of £27,250. Rates payable for 2019/20 are estimated to be £13,380.

ENERGY PERFORMANCE

An energy performance assessment has been instructed and further information is pending.



This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.