

## To Let

Units 1 & 2  
Queensway  
Skippers Lane  
Industrial Estate  
Middlesbrough  
TS3 8TF

April 2018



- Can be taken separately or as a whole
- Two Industrial / Warehouse units
- Eaves height approx. 4.28 metres
- Yard area with associated loading with a further yard to the western boundary
- Car parking

## Location

The premises are situated approximately 1.5 miles east of Middlesbrough Town Centre on the popular Skippers Lane Industrial Estate. Nearby occupiers include Screwfix, HSS Hire and Speedy Hire.

Middlesbrough has good road communications and is served by the A66 providing access to the A1(M) approximately 20 miles to the west. It stands alongside the A19 Trunk Road which provides an alternative North/South route to the A1(M). The buildings are within easy access of Teesport via the A66 Trunk Road.

## Description

The buildings comprise two separate industrial/warehouse units;

**Unit 1** comprises a detached building. The property has elevations of brick and block work with profile metal sheet cladding above and to the roof incorporating translucent roof panels with an eaves height of approximately 4.28 metres.

Access to the building is via five concertina loading doors on the front elevation with further doors to the side elevation. At the boundary of the site is a yard area together with associated loading with a further yard to the western boundary of the site.

**Unit 2** comprises a single storey factory warehouse unit of steel portal frame construction in five bays. The external walls are formed with brick and block work cavity walls to approximately 3 metres with profile metal sheet cladding above under a pitched roof.

Access to the building is via three roller shutter loading doors to the front and a further small loading door to the side. Internally, the building has an eaves height of approximately 3.9 metres.

There is a large tarmac surfaced car park area to the front of unit 2 with further shared car parking between units 1 and 2.

## Accommodation

The property has the following approximate Gross Internal Areas :

Description	Sq m	Sq ft
Unit 1	6,238.62	67,152
Unit 1 Offices	133.31	1,434
Unit 2	4,638.58	49,929
<b>Total</b>	<b>11,010.51</b>	<b>118,515</b>

Total Site Area for both buildings 2.46 hectares (6.08 acres).

The buildings are available individually or as one.

## Lease Terms

The buildings are available to let individually or as one. Further information is available upon application

## Rating Assessment

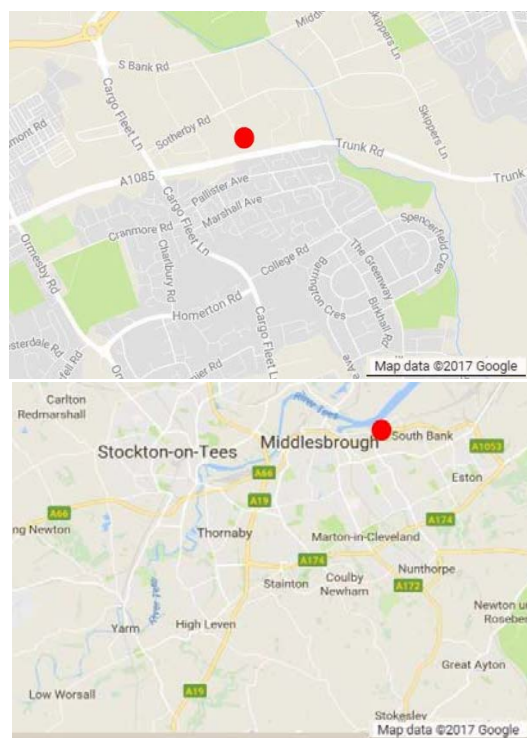
Information on the rateable value of the buildings is available from Middlesbrough Council on 01642 245 432.

## EPC

The units have the following EPC ratings:

Unit 1 - D

Unit 2 - E



For further information or an appointment please contact Avison Young or our joint agents Connect Property North East:

**Danny Cramman**  
0191 269 0068  
danny.cramman@avisonyoung.com

**Jonathan Simpson**  
01642 704 931  
jonathan@cpne.co.uk

**Surveyor Name**  
Tel:  
Email:

**Avison Young**  
Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

1st February 2019      Instruction No: 158801240

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

- 1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:
- 2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 5) All prices quoted are exclusive of VAT.
- 6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.