

**THOMAS:STEVENSON**

**6 Daimler Drive, Cowpen Lane Industrial Estate,  
Billingham, TS23 4JD**

**for-sale**



**Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA**

**Tel: 01642 713303 | Fax: 01642 711177 | Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)**

**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

## Description

The property is situated in the well-established Cowpen Lane Industrial Estate in Billingham. Daimler Drive is accessed off the spine road of the estate Macklin Avenue. Cowpen Lane Estate is located at the Northern end of Billingham with readily available access to the A19 and road network beyond. Significant occupiers of Cowpen Lane Industrial Estate include the likes of KP Foods, Devereux, Cavendish Northern and PD Ports.

The building has been occupied and owned by Weir Group for many years. It has been extremely well maintained and looked after. The road was recovered in the last few years and new space heating was incorporated into the warehouse in the last 12 months. Internally the building has the provision of 2 , 5 and 10 tonne cranes.

Internally there are single storey offices to the front with mezzanine above. A 5 metre high roller shutter on the northern elevation provides vehicular access where there is a small compound yard.

## Key information

- industrial
- Billingham
- 17458 sqft
- 2/5/10 tonne cranes
- Roller shutter access
- Compound yard

## Accommodation

The building provides the following accommodation:

Ground Floor GIA: (1,621 .94 sq m 17,458 sq ft)

Mezzanine: 120.35 sq m (1,295 sq ft)

Site Area: 2,640 sq m (0.65 Acre)

## Tenure

The Freehold Interest is available.

## **Price**

Offers are invited in the region of £550,000.

## **VAT**

All prices are quoted exclusive of VAT where applicable.

## **Energy performance certificate**

The Energy Performance Asset Rating is Band 81.



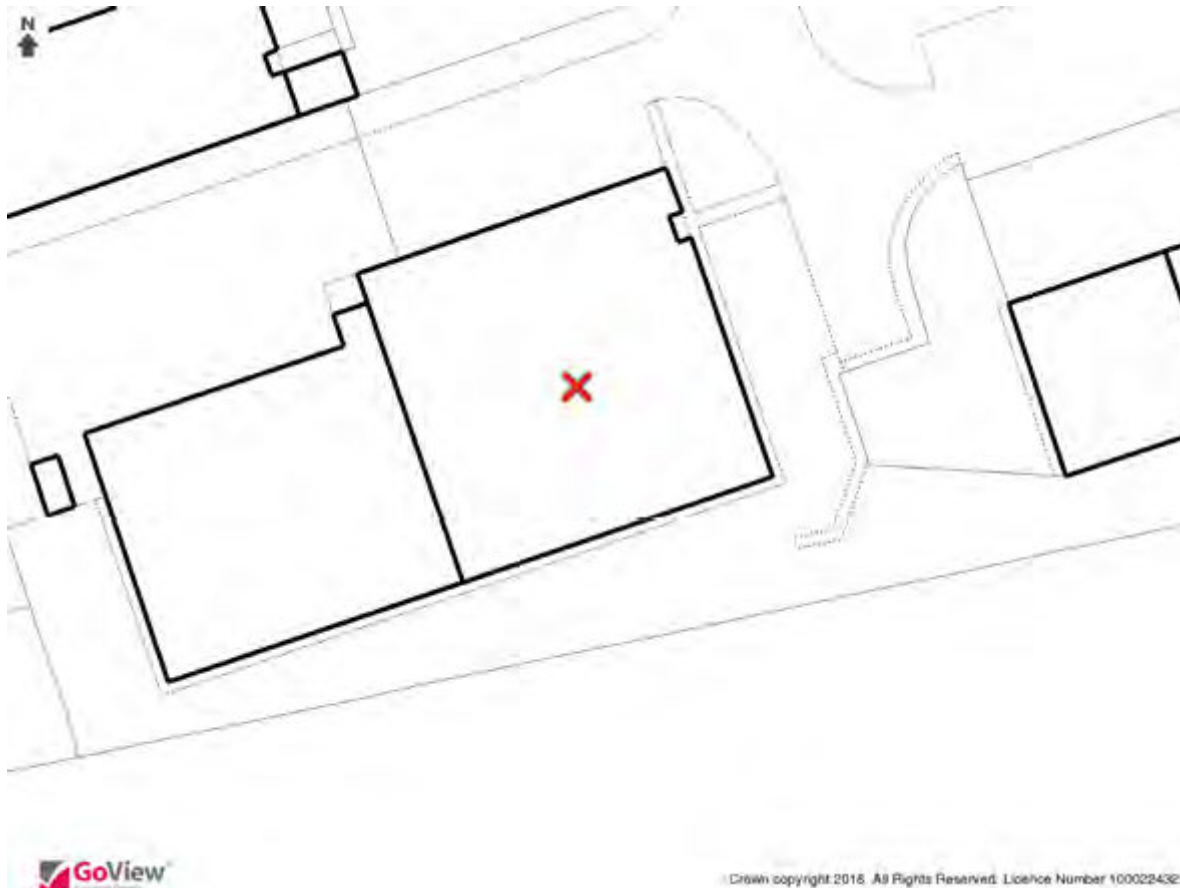
## **Viewing**

Contact Paul Stevenson on 01642 713303.









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