

TO LET
Showroom/Trade/Warehouse Unit
8 New Street Thornaby, Stockton on Tees
TS17 6BU



- **Prominent main road position.**
- **Excellent access to A66 & A19.**
- **Popular trade, retail & industrial position.**
- **Adjacent to Machine Mart, allGym & Driven Motor Group.**

01642 791390

www.jackson-partners.co.uk

Situation

Stockton on Tees forms part of the Tees Valley conurbation being situated at the junction of the regions principal highways the A66 & A19 which in turn connect into the A1(M) close to Darlington.

The A66 is one of the areas main highways connecting Middlesbrough (4 miles), Stockton & Darlington (10miles).

Description

The premises comprise a detached unit of steel portal frame construction with brick and block walls with profile cladding above and to the roof. The front of the premises has glazed panels and there are roller doors to the rear leading to a gated yard.

Previously used as a showroom the premises are square with suspended ceiling and lighting with an eaves height of 3.75m rising to 4.5m at the apex.

Accommodation

We calculate that the premises provide the following approximate gross internal areas.

Total GIA **835.7m2 (8,996sqft)**
Including partitioned offices, kitchen and staff areas

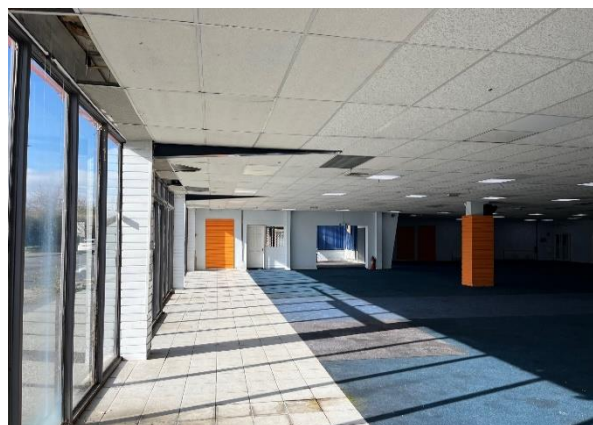
Externally dedicated parking and storage in an enclosed yard.

Services

We have not tested any of the services but understand the premises have available and are connected to all mains services including electricity to 3 phase.

Business Rates

From our enquiries of the VOA website we understand that the premises have an RV of £30,250. We recommend that interested parties contact the local rating department to confirm the precise rates payable.



Terms

The premises are available to let by way of a new full repairing & insuring lease on terms to be agreed.

EPC

The premises have an EPC rating of **B46**. A copy of the certificate is available upon request.

Legal costs

Each party is responsible for their own legal costs incurred in this transaction.

Viewing & further information

Strictly via joint sole agents Jackson & Partners.

Contact: David Jackson BSc MRICS
Tel: 07597974607
Email: David@Jackson-Partners.co.uk

Or
Contact Daryl Carr of Graham S Hall
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