

FOR SALE – Offers in the Region of £475,000

**Unit 5, Teesway, North Tees Industrial Estate, Stockton
on Tees, TS18 2RS**

Detached Industrial Unit with Yard – 13,507sq.f.t – 0.59 Acres

Investment (Holding Over) - £38,300pax – Net initial yield 7.71%

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SITUATION/LOCATION

North Tees Industrial Estate lies adjacent to the A19 in the Portrack Lane area of Stockton on Tees. North Tees Industrial Estate is a densely populated and established trade location incorporating a diverse variety of trade related occupiers including City Plumbing, Armadillo Self Storage and YESSS Electrical amongst others. There is a comprehensive retail provision in the wider vicinity including B&Q, The Range, GO Outdoors and Wickes. North Tees Industrial Estate lies approximately 2 miles west of Stockton town centre and 2 miles east of Middlesbrough town centre. The location affords swift access to the A19 linking with the A66 within a short driving distance.

DESCRIPTION

Detached industrial unit with secure compound occupied by Edmundson Electrical Ltd. (T/A Electric Centre)

The property is of steel portal frame construction with brick elevations held beneath a dual pitched asbestos sheet roof incorporating translucent roof lights and insulated panels.

The warehouse is open incorporating a trade counter and mezzanine storage level. There is roller shutter access door on the rear elevation. The property incorporates a three phase power supply.

There is a two storey office block at the front held beneath a flat felt covered roof.

Externally there is a substantial concrete yard enclosed via steel palisade fencing with double gated access from Teesway.

TENURE

Freehold

LEASE TERMS

Tenant: Edmundson Electrical Ltd
(T/A Electric Centre)
Term: Expired 30th April 2024
(Holding Over)
Rent: £38,300pax
Repairs: Full repairing and insuring

ACCOMMODATION

Warehouse: 622.23sq.m. (6,696sq.ft.)
GF Offices: 156.17sq.m. (1,681sq.ft.)
FF Offices: 133.71sq.m. (1,439sq.ft.)
Mezzanine: 343.16sq.m. (3,691sq.ft.)

Gross Internal Area: 1,255.27sq.m. (13,507sq.ft.)

Total Site Area Approx: 2,382sq.m. (0.59 Acres)

RATEABLE VALUE

£41,000

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment through the Agent.

EPC

D-86



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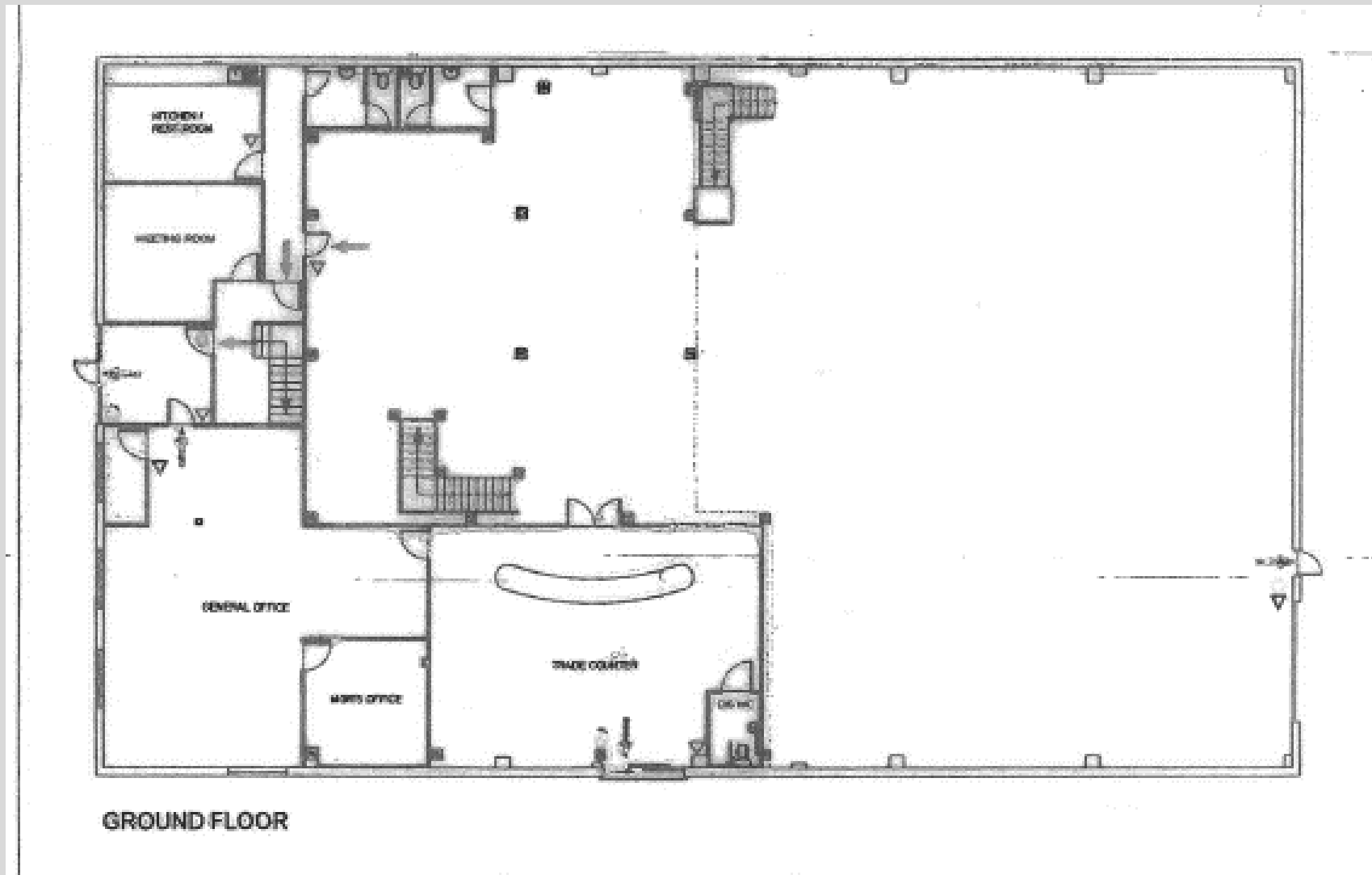
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