

For Sale

- Industrial unit with land, dock and slipway to the River Tees.



Google GB

High Bay Warehouse

Former Aveco premises, The Slipways, Dockside Road, Middlesbrough,
TS3 8AT



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The site is located off Dockside Road in an established industrial location, approximately 2 miles east of Middlesbrough town centre. The site has good access off the A66 dual carriageway, which provides the main east west connections between Middlesbrough and the national road network. Nearby occupiers include Cleveland Security, Inspec Manufacturing, L.C Prosser and MPI Off-shore Tees base.

Description

The property comprises a high bay industrial warehouse workshop premises with adjacent land with moorings and a slipway to the River Tees. The unit has an eaves height of approximately 14m and includes 2 travelling cranes, a 12 tonne crane and a 15 tonne crane.

The unit has large sliding doors opening out onto a large area of hardstanding, extending to approximately 5000 m² leading to the river frontage. The total site area is approximately 2.01 acres. We understand the dredged river depth at this location is reported to be 5.7m.

Accommodation

Unit	M ²	Ft ²
Former Aveco	1,888	20,323
Hardstanding - approx	5,000	
TOTAL	6,888	20,323

Total site area of 2.01 acres.

Rates

The Valuation Office website shows a current rateable value of £42,000.

The current UBR (Uniform Business Rate) is 47.9 pence in the pound for the 2017/2018 period.

Enquiries regarding the actual amount payable should be directed to Middlesbrough Borough Council on 01642 726007.

Terms

Freehold offers invited based on £625,000.

Energy Performance Certificate

This property has a Energy Performance rating of D(90). A full copy of the EPC is available upon request.



VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

Strictly through the Sole Agents Dodds Brown LLP.

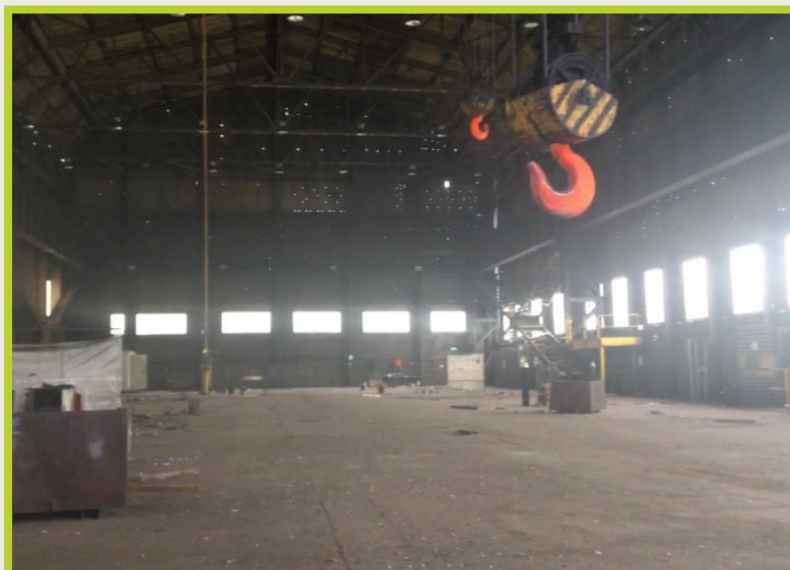


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Disclaimer

INTERESTED PARTIES SHOULD SATISFY THEMSELVES ON THE CONDITION OF THE PROPERTY.

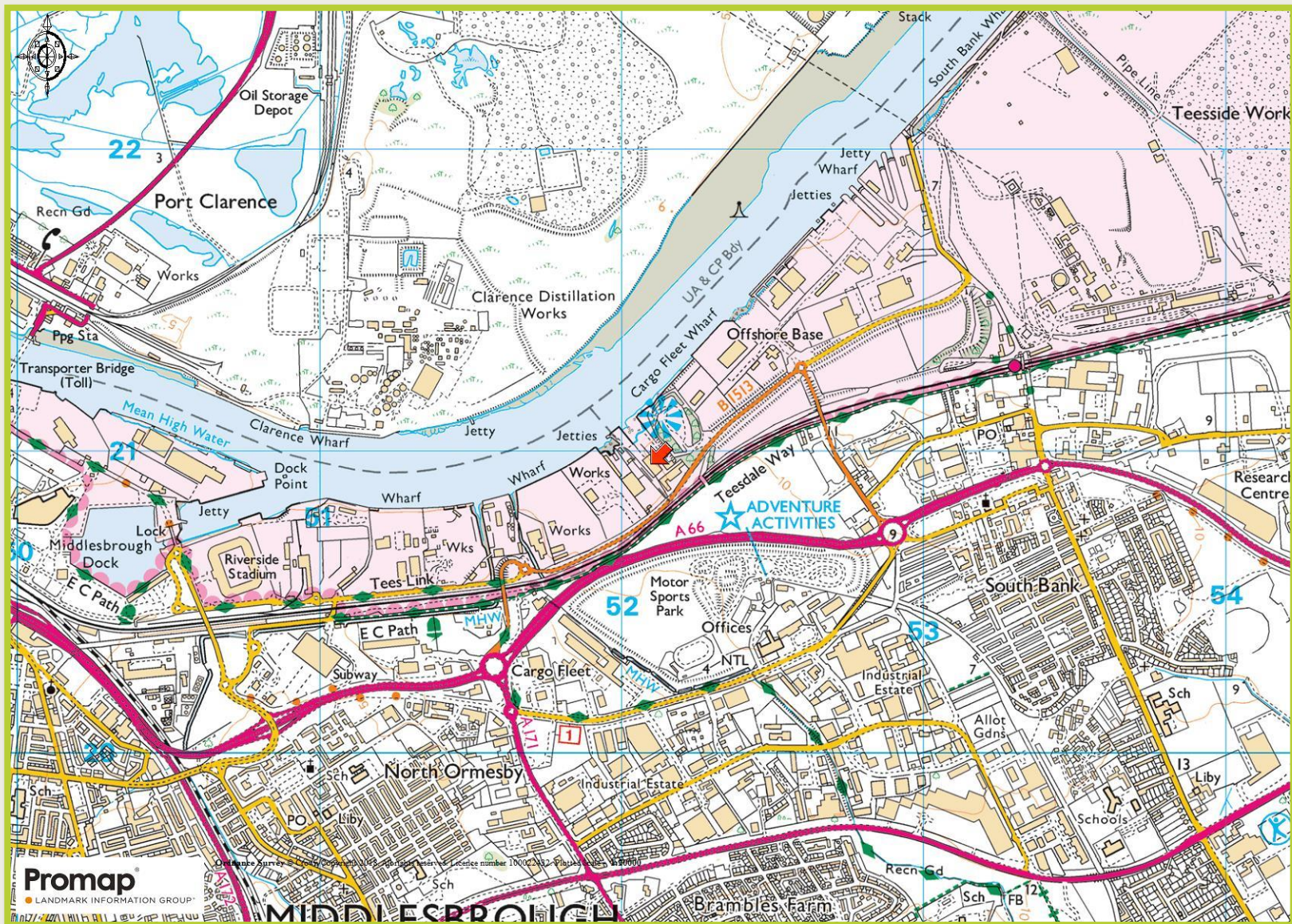
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