

# To Let

## PROPERTY SUMMARY

- Modern warehouse / workshop
- Established industrial estate
- Prominently situated
- 23,939 sq. ft
- May sub divide

**Modern Warehouse Unit**  
Unit 5, Ellerbeck Way, Stokesley Business Park, Stokesley,  
Middlesbrough, TS9 5JZ



**Dodds Brown**  
Chartered Surveyors and Property Consultants

### Location

The property is situated in a prominent position on the south side Ellerbeck Way within Stokesley Business Park.

Stokesley Business Park is a well established industrial estate having regional and national occupiers including Foreman, SP and Architects, Sam Turner, Armstrong Richardson and Energis.

The Business Park is situated a short drive to the south of Stokesley Town Centre, with access to the estate from the B1257 and from Station Road and with the main access to the A19 via the A172.

Stokesley is an affluent market town in the Hambleton District of North Yorkshire, north east England, approximately 10 miles south of Middlesbrough. The town has a population of approximately 4,750.

### Description

The property comprises a modern workshop/warehouse facility of steel portal frame construction with profile pitched roof with skylights and profile and brick external elevations.

Internally, the warehouse / workshop provides an eaves height of approximately 4.50 metres, concrete floor and is accessed via two electrically operated roller shutters.

To the front, there is parking and loading facilities.

Our client’s may consider splitting the unit. Please discuss your requirements with us.

### Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Internal workshop facilities	2,224	23,939
<b>Total</b>	<b>2,224</b>	<b>23,939</b>

Surfaced parking and loading facilities

### Rates

The valuation office website shows a current rateable value for the whole building as £48,000 per annum.

The current UBR (Uniform Business Rate) is 49.3 pence in the pound for the 2019-2020. Enquiries regarding the exact amount payable should be directed to Hambleton District Council on 0845 121 1555.

### Terms

The property is available to let by way of a new effective full, repairing and insuring lease for a term of years to be agreed.

Rental offers invited based on £3.00 per square foot.

Incentives available.

### VAT

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

### Energy Performance Certificate

This property has an energy rating of C(62). A full version of the EPC is available upon request.



### Legal Costs

The ingoing tenant is to be responsible for our client’s reasonable legal costs in connection with this transaction

### Further Information

Strictly through the Sole Agents Dodds Brown



Richard Brown  
01642 244130

01642 244 130

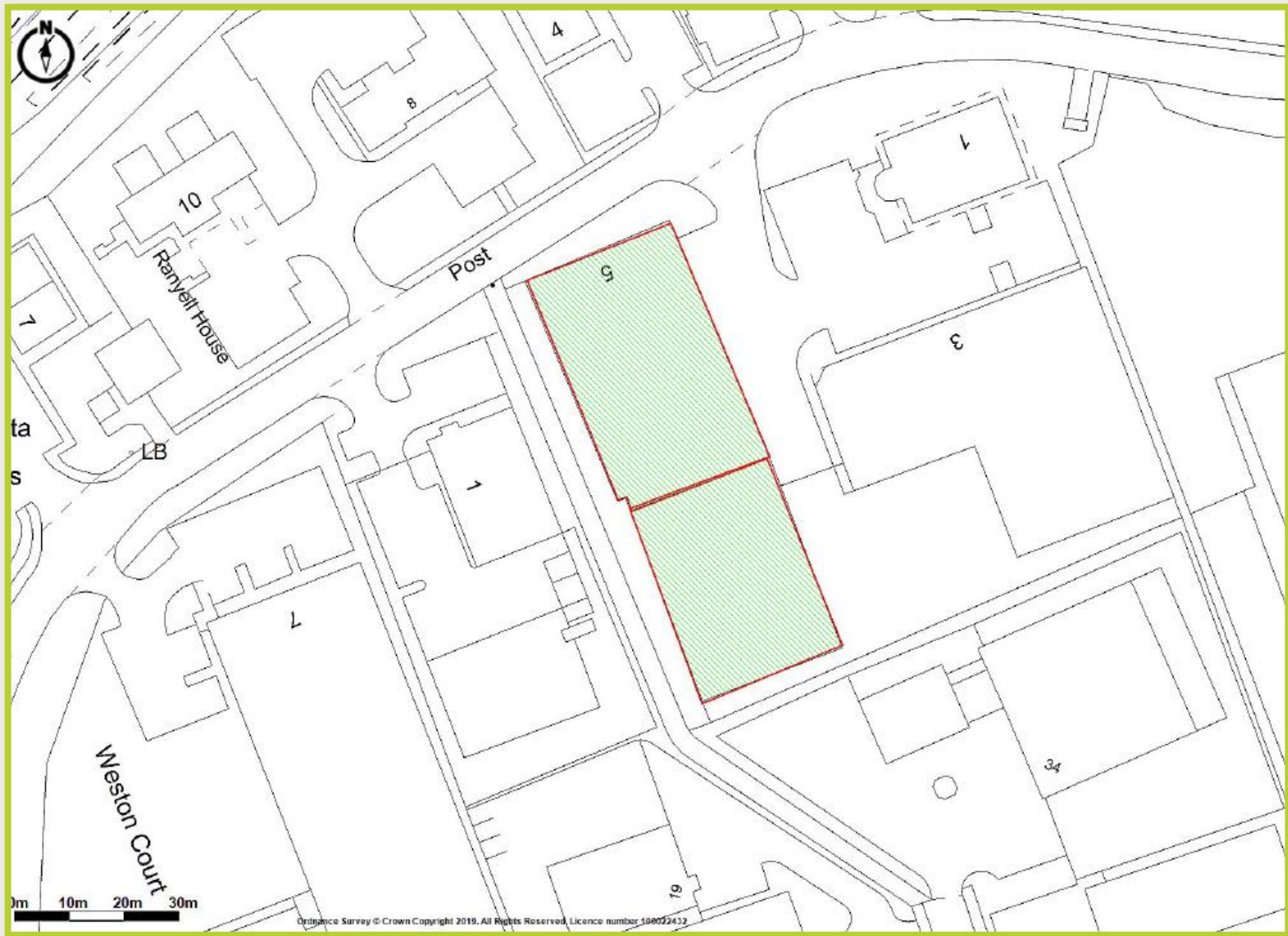
www.doddsbrown.co.uk

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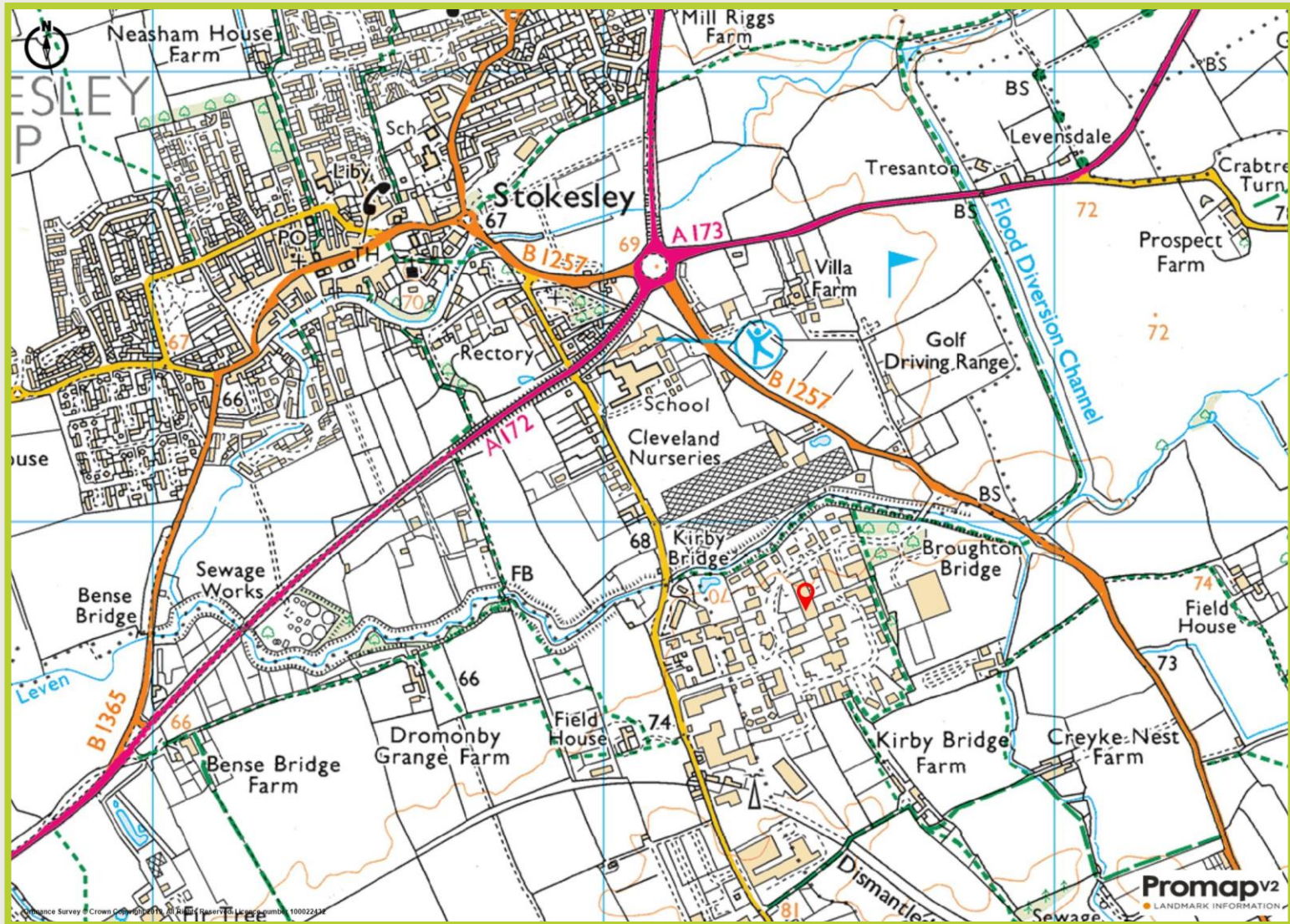
## Unit 5, Ellerbeck Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9 5JZ

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