

To Let

PROPERTY SUMMARY

- Modern industrial unit
- Within an established industrial estate
- Popular location
- 8,944 sq. ft
- To let by way of an assignment of lease or by way of a sublet.

Modern Industrial Unit

Unit 11 Primrose Hill Industrial Estate, Orde Wingate Way,
Stockton on Tees, TS19 0GA



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Primrose Hill Industrial Estate is located in Stockton on Tees off Durham Road approximately 0.5 miles northwest of Stockton Town Centre close to Stockton Railway Station.

Primrose Hill is an established estate with a variety of occupiers including The Post Office distribution centre, Edgen Murray and Covercat Equipment.

Description

The unit forms part of a parade of industrial units and comprises steel portal frame construction under a flat roof with skylights. The eaves height is approximately 6.25m.

Internally the workshop is arranged to provide ground and first floor offices leading to warehouse area.

Access to the unit is via a vertical roller shutter.

Accommodation

Unit	m ²	ft ²
Ground floor warehouse and office	710	7,642
First floor offices	91	980
Mezzanine	30	322
TOTAL NIA	831	8,944

Rates

This property will need to be re-assessed.

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2022 – 2023 period. Enquiries regarding the exact amount payable should be directed to Stockton Borough Council on 01642 397108

Terms

The accommodation is available by way of assignment of the existing lease or alternatively the tenants would consider a sub-let.

Rental offers invited based on £42,891 per annum

VAT

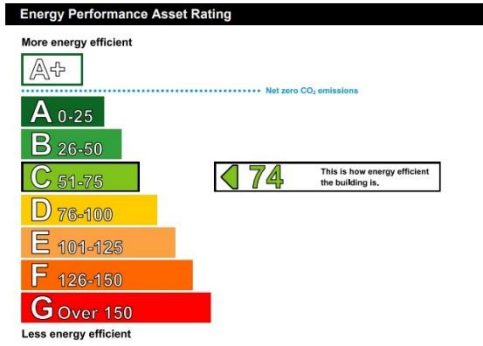
All offers where made silent of VAT, will be deemed exclusive thereof.

Legal Costs

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

Energy Performance Certificate

This property has energy performance rating of C(74). A full version of the Energy Performance Certificate is available upon request.



Further Information

Strictly through the Sole Agents Dodds Brown

**Dodds Brown**

01642 244 130

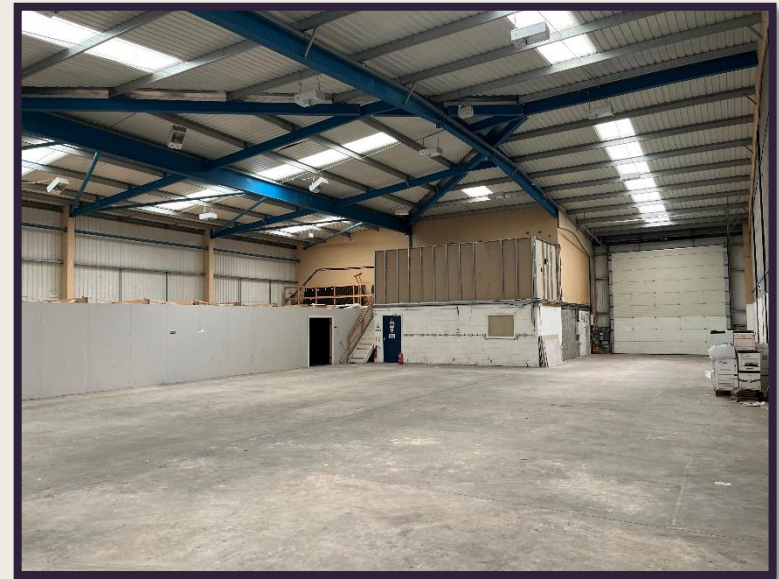
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