

TO LET

PROPERTY SUMMARY

- Rarely available high volume covered storage
- West bay – 191,088 sq. ft
- East bay – 164,352 sq. ft
- 15m eaves height approx.
- Heavy crange capability (requires recommissioning)
- Up to 20 acres of external storage
- Freeport tax and customs site benefits

Large Volume High Bay Storage with Yardage
Warehouse B, Lackenby, Teesworks, Redcar, TS6 7RP



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The UK’s best connected industrial zone offering direct connectively by road, rail, sea and air. The premises can be linked directly to the national rain network.

The site has already attracted major commitments from international companies such as SeAH Wind (1.1 million sq. ft plant under construction) and energy giant BP, leading a consortium in the delivery of a 60 acre carbon capture utilisation and storage (CCUS) plant to include power generation.

Infrastructure

From Transport connections to electricity, gas and water supplies, Teesworks is a ready home for large industry.

Teeworks has a high resilience 480MVA electricity supply fed by quadruple connections from National Grid into the site’s private wire network.

Description

The property comprises high bay steel framed storage premises offering large volume economical floorspace with up to 20 acres of external hardstanding.

The premises is equipped with a number of heavy duty overhead cranes; these are not certified and would require the tenant to recommission them.

Accommodation

Unit	m ²	ft ²
West Bay	17,753	191,088
East Bay	15,269	164,352
Total GIA	33,022	355,440

Specification

The Landlord will carry out basic refurbishment works to the property including repairs to the external cladding, new LED lighting and installation of loading doors by agreement with the prospective tenant.

Freeport

The property is within Teesside Freeport, the UK’s biggest and first operational Freeport.

Freeport customs zone status means that eligible tenants will receive a range of tariff benefits, including duty deferral while the goods remain on site and suspended import VAT on goods entering the customs zone.

Additional duty suspension benefits are available

Terms

The property is available to let either as a whole or as individual bays.

Energy Performance Certificate

The property is available for covered storage or other uses which don’t require the premises to be heated or the air within the building to be otherwise conditioned.

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 Joint Agents



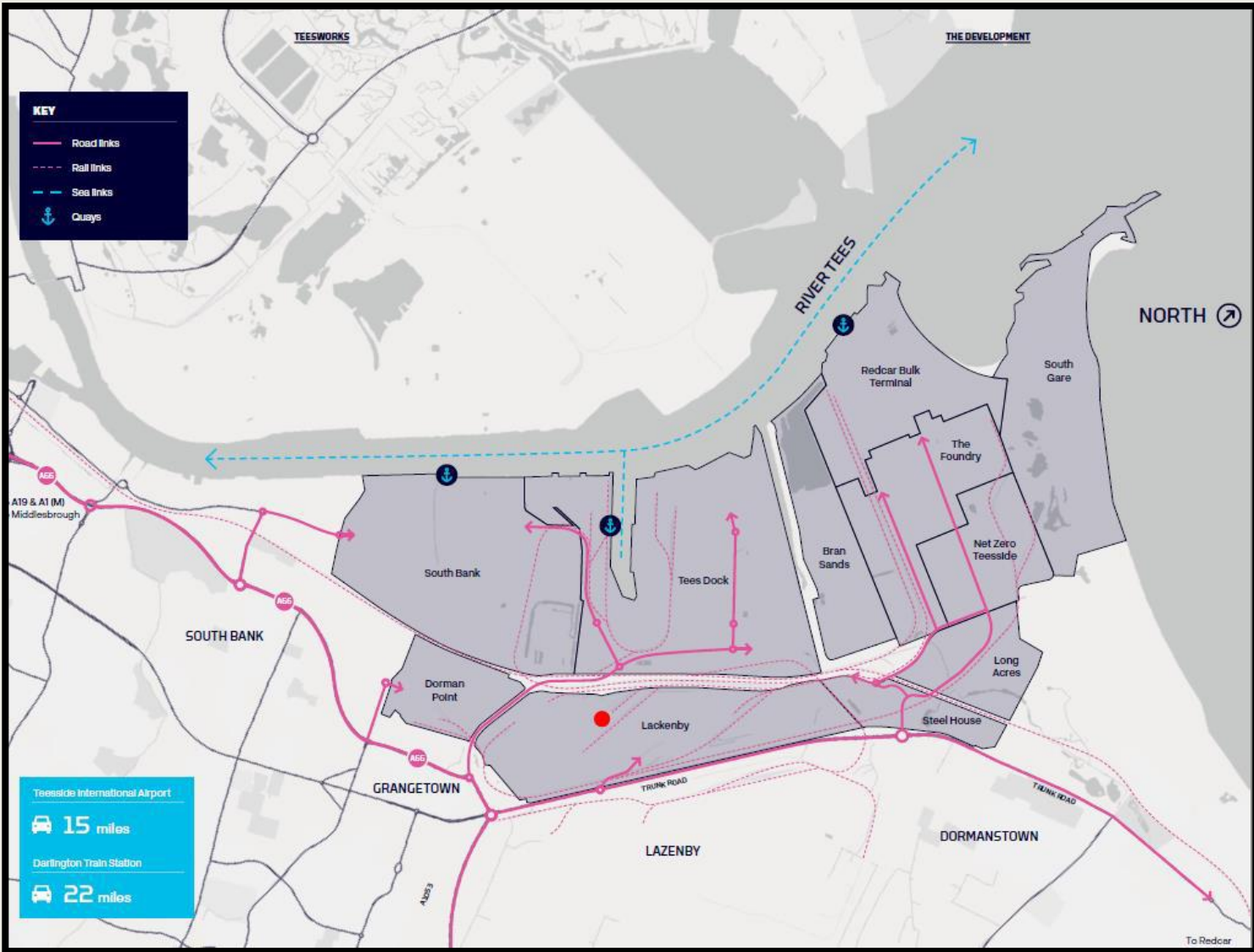
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