

# To Let

## PROPERTY SUMMARY

- New build light industrial unit
- 117 sq. m (1,262 sq. ft)
- Yard area with parking



## Industrial unit

5E Sowerby Way, Durham Lane Industrial Estate, Eaglescliffe, Stockton  
on Tees, TS16 0RB



**Dodds Brown**  
Chartered Surveyors and Property Consultants

### Location

The property is situated on Durham Lane Industrial Park and is close to Tetleys. Durham Lane Industrial Park is within Eaglescliffe between Middlesbrough and Darlington approximately 6 miles south of Stockton.

The estate has good access to the A66 road network linking to the A1 and A19 throughout the region. Teesside Airport lies approximately 4.5 miles to the west.

### Description

The unit has been newly constructed and comprises steel portal frame with insulated cladding.

The unit has an electrically operated roller shutter door opening onto a service yard.

### Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	117	1,262
<b>TOTAL GIA</b>	<b>117</b>	<b>1,262</b>

### Rates

To be assessed.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Stockton Borough Council on

### Terms

The unit is available by way of new full repairing and insuring leases for a term of years to be agreed.

Offers invited based on £10,500 per annum

### Service charge

A service charge will be payable. Details on application.

### Energy Performance Certificate

An Energy Performance Certificate has been commissioned for the unit.

### 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.

### Anti Money Laundering

In accordance with our HMRC Anti-Money Laundering Regulations, the ingoing tenant must provide two forms of identification, and the source of funding will be required.

### RICS Lease Code

<https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>

### Further Information

Strictly through the Sole Agents Dodds Brown.

 Dodds Brown

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www.doddsbrown.co.uk

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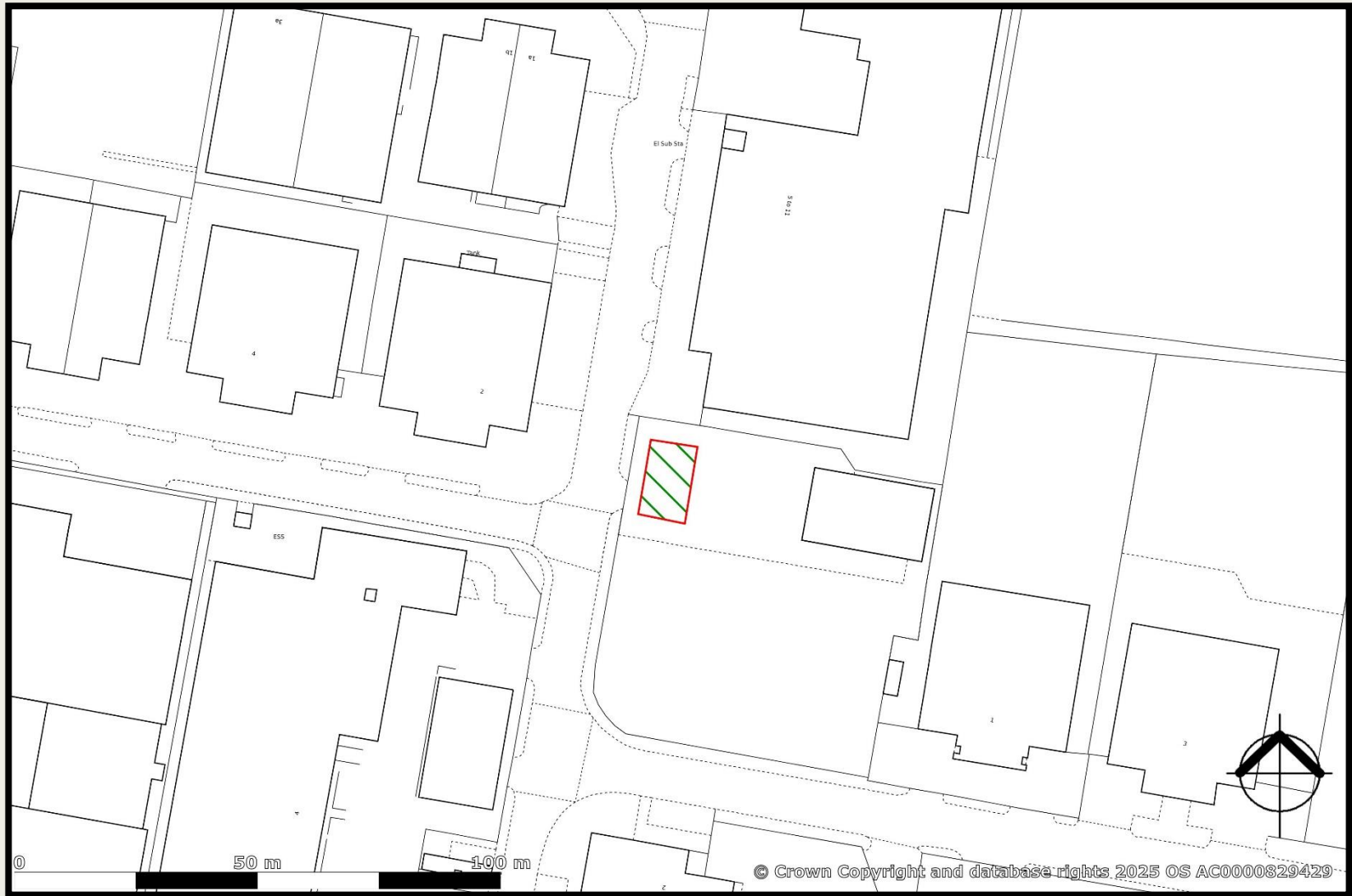


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## 5E Sowerby Way, Durham Lane Industrial Estate, Eaglescliffe, Stockton on Tees, TS16 0RB

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