



To Let

Located in a popular industrial estate close to Middlesbrough Town Centre

2,999 sq. ft

Excellent natural lighting

Suitable for a variety of uses

Yard / parking area

Industrial unit

**Unit 1 Westerby Road, Skippers Lane Industrial Estate, Middlesbrough,
TS3 8TD**



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Westerby Road is positioned at the edge of the Skippers Lane Industrial Estate, approximately 2 miles east of Middlesbrough town centre.

Skippers Lane is an established commercial location with direct access to the A66 and in close proximity to the A19, the main arterial routes throughout Teeside.

Nearby occupiers include Apex Timber Buildings, MKM Building Supplies, MB DIY and Starbucks.

Description

The property comprises a single-storey, steel portal frame warehouse with profile metal cladding to the elevations and roof.

Internally, the unit benefits from an open-plan layout with excellent natural light via multiple translucent roof panels with concrete flooring throughout.

The warehouse has an approximate eaves height of 4.6 metres, making it suitable for a variety of light industrial, storage or distribution uses subject to the necessary planning consents.

An electric roller shutter door offers convenient access for loading and unloading.

Externally there is a small yard area to the side of the unit with parking to the front.

Key Features:

- Modern steel portal frame construction
- Suitable for a range of industrial uses
- Eaves height of approx. 4.6 metres
- Full-height electric roller shutter door
- Excellent natural lighting
- Secure, accessible estate location
- Yard/parking area

Accommodation

Unit	m ²	ft ²
Unit 1	278.09	2,999
TOTAL GIA	278.09	2,999

Rates

To be re-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 Middlesbrough Borough Council.

Terms

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

Rental offers invited based on £19,500 per annum.

Energy Performance Certificate

The unit has an energy assessment rating of B(28). 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.

 Dodds Brown

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