



TO LET

TO LET BY WAY OF ASSIGNMENT OF EXISTING LEASE
26,124 Sq Ft

- High specification industrial unit
- 26,124 sq. ft

**Unit 3 Tees Advanced Manufacturing Park, 4 Ferrous Road,
Middlesbrough, TS2 1DJ**

E: prop@doddsbrown.co.uk | T: 01642 244 130

UNIT 3 TEES ADVANCED MANUFACTURING PARK, 4 FERROUS ROAD, MIDDLESBROUGH, TS2 1DJ

Location

The Teesside Advanced Manufacturing Park (TeesAMP) is strategically located approximately 0.5 miles from Middlesbrough Town Centre adjacent to the A66 dual carriageway which provides easy access to the wider Teesside area, and the A1(M) via the A66 approximately 12 miles to the west.

The A19 lies approximately 0.5 miles to the west and provides access to Yorkshire to the south and the Tyne & Wear conurbation to the north.

The modern facilities of the estate will help businesses maximise potential for products and services and help Tees Valley become synonymous with advanced manufacturing and emerging technologies.

Other occupiers on the estate include Paralloy, Press on Vinyl, Sulzer Chemtech, Cupral, Drata, TWI, and Teesside University's NetZero Industry Innovation Centre.

Description

TeesAMP comprises 181,000 sq ft (17,029 sq m) of accommodation across 14 units built between 2019-2020.

Unit 3 is of steel portal frame construction with profile steel elevation and roof which has been completed to a very high standard.

The unit benefits from the following specification:

-Substantial provision of power to site

-2 x Level access door

-Substantial allocated car parking provision

-Extensive yard area

-BREEAM "very good". EPC A rated

-Fully landscaped communal area

- Office content of 4-8%

- 26 parking spaces to the front

Floor plans available on request.

Accommodation

	Sq Ft	Sq M
Unit 3	26,124	2,426.92
TOTAL	26,124	2,426.92

Business Rates

The valuation office shows a 2023 rateable value of £150,000, rates payable is approximately £76,318.00

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2023-2024. Enquiries regarding the exact amount payable should be directed to Middlesbrough Borough Council on 01642 726006.

Tenure

The unit is available by an assignment of an existing lease.

The current lease expires on 30/03/2032 with the current rent passing being £169,800 per annum. There is a rent review due on 31/03/2027

Service Charge

There is a service charge payable which is approximately £3,507.51 plus VAT per annum.

Energy Performance Certificate

This property has an energy rating of A(20). A full version of the EPC is available upon request.

VAT

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

Additional Information

Rent

£169,800 Per Annum Exclusive

Legal Costs

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

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

Richard Wilson

07894256309

r.wilson@doddsbrown.co.uk

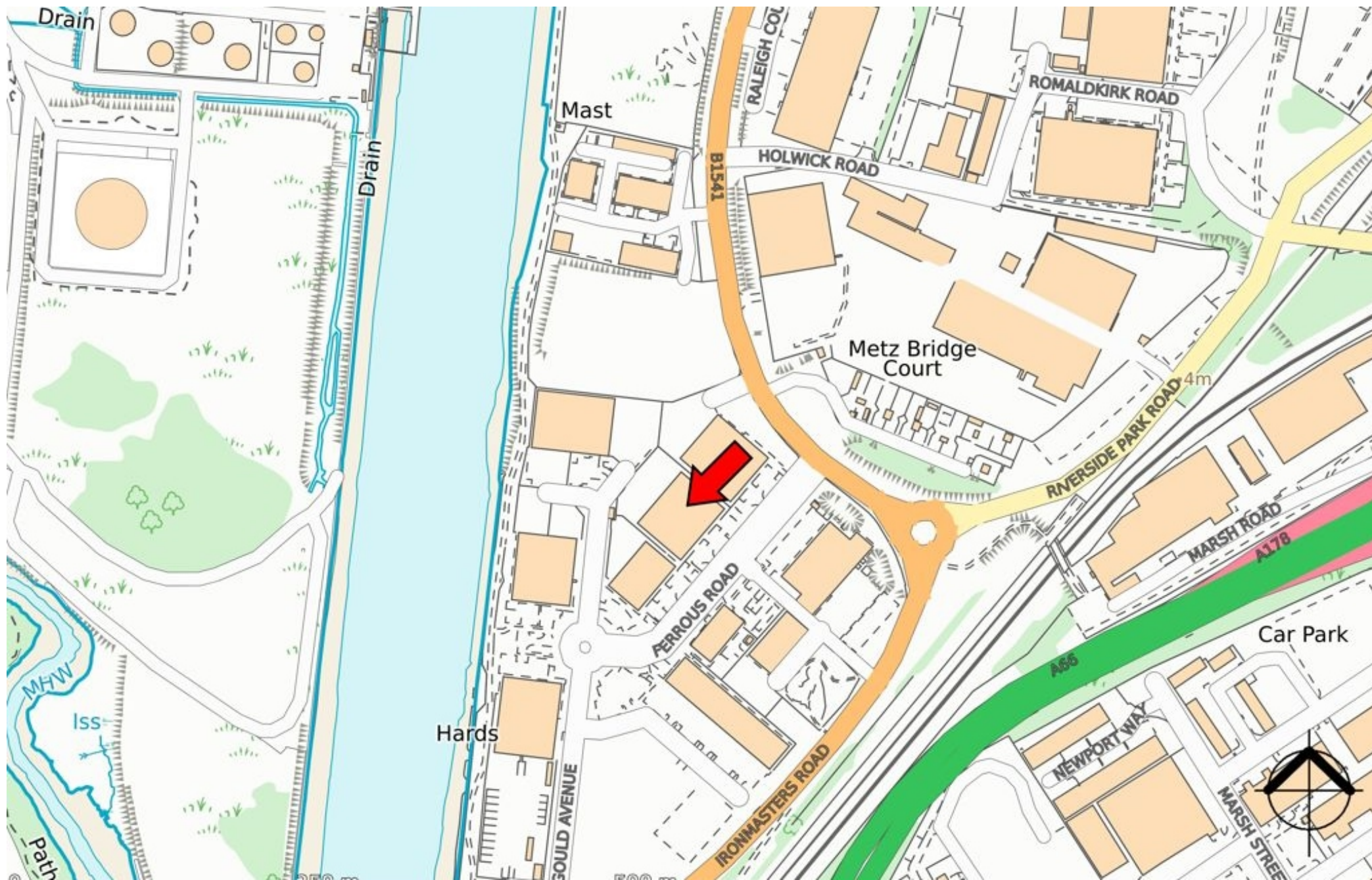
Stephen Brown

07973732260

s.brown@doddsbrown.co.uk



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