

TO LET

GRADE A MODERN INDUSTRIAL UNIT
5,891 Sq Ft

- Situated in Teesside Industrial Estate
- 5,891 sq. ft
- Parking spaces to the front

Unit 84, Willows Court, Thornaby, Stockton-On-Tees, TS17 9PP

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

**UNIT 84, WILLOWS COURT, THORNABY,
STOCKTON-ON-TEES, TS17 9PP**

Location

The property is situated in Willows Court on the east side of Teesside Industrial Estate, between Fleck Way and Sadler Forster Way, which is the main road running through the estate.

Teesside Industrial Estate is the premier industrial estate within Teesside with a variety of local and national occupiers. Nearby occupiers include Power Plastics, Proflex Packaging, GB Belting and Direct Line Supplies

The estate is also conveniently situated adjacent to the A19, which is the main arterial road network throughout the region.

The estate is well maintained with wide avenues and landscaped areas and local amenities.

Description

The property comprises a Grade A modern industrial unit of steel portal frame construction with a double height entrance lobby and internal offices and amenity spaces over two floors.

The accommodation has the addition of two separate mezzanine floor areas within the warehouse with an eaves height of approximately 5 metres

The unit has dedicated parking to the front comprising 10 parking bays and landscaped surroundings.

Accommodation

	Sq Ft	Sq M
Ground floor warehouse	4,449	413.31
First floor offices	556	51.65
Mezzanines	886	82.31
TOTAL	5,891	547.27

Business Rates

The valuation office website shows a rateable value of £28,500.

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 01642 397108.

Terms

The property is available by way of a new lease for a minimum term of 5 years at a rental of £54,000 per annum

Energy Performance Certificate

The property has an Energy Performance Rating of D(85).

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.

Additional Information

Rent

£54,000 Per Annum

Legal Costs

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

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Viewing

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

Richard Wilson
07894256309
r.wilson@doddsbrown.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Dodds Brown LLP has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and AP property have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.