

Thomas : Stevenson

For Sale or To Let

EX AUTO CARRIERS WORKSHOP AND YARD PORTRACK GRANGE ROAD, STOCKTON ON TEES TS18 2PU



Location

The property is situated on the north side of Portrack Grange Road at the junction with Portrack Grange Close in the Portrack Lane area of Stockton-on-Tees.

This is a well established industrial, commercial and retail area having excellent access to Stockton town centre and both the A66 and A19 north south routes via the Portrack Interchange.

Description

The property comprises a detached workshop building with adjacent portacabin offices and hardcore surfaced yard. The site has two access gateways suitable for large commercial vehicles and is enclosed by a steel palisade security fence.

The workshop building is of steel portal frame construction with insulated pitched roof having a minimum eaves height of approximately 3.7 m and a roller shutter door height of 4.25 m within the main space. Internally there are two long vehicle inspection pits and the unit has a full width roller shutter door at one end which is 8.5 m wide by 4.25 m high.

There are adjacent portacabin offices which provide mess room, w.c. facilities and two private offices.

Accommodation

Workshop:	316 sq m (3,400 sq ft)
Portacabin Offices:	30 sq m (320 sq ft)
Site Area:	3100 sq m (0.77 acres)

Disposal Terms

Freehold:

Freehold offers are invited based on £235,000.

Leasehold:

The property is available to let by way of a lease for a term of 10 or 15 years on full repairing and insuring terms at an initial rental of £22,500 per annum subject to rent review after 5 & 10 years.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

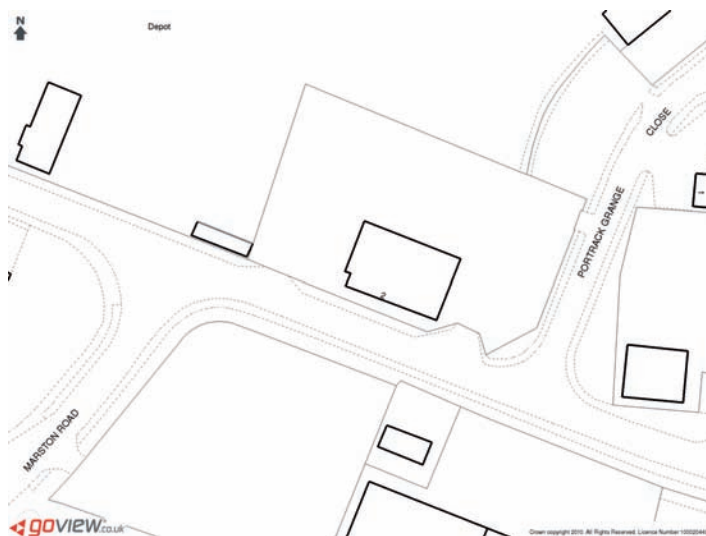
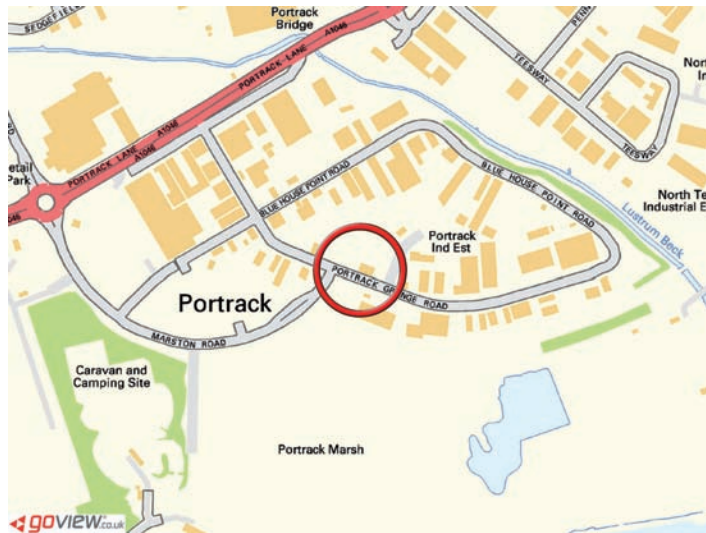
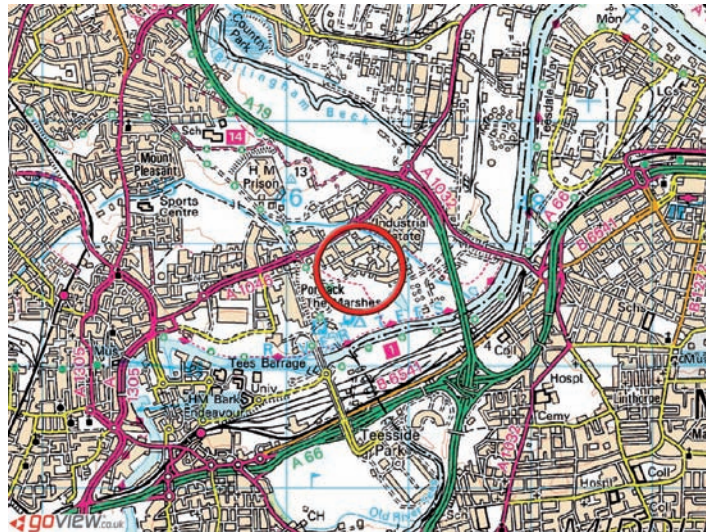
All rentals/prices are exclusive of VAT if applicable.

Viewing

Strictly by appointment through this office
Neil Thomas

Email: neil@thomas-stevenson.co.uk

Subject to contract



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