

Thomas : Stevenson

# For Sale or To Let

## INDUSTRIAL UNITS WESTERBY ROAD, MIDDLESBROUGH



### Location

The property is situated on the edge of East Middlesbrough and Skippers Lane Industrial Estate, a well established trading estate approximately 2 miles East of Middlesbrough Town Centre, having excellent access for the A66 trunk road. The premises benefit from main road frontage and have significant visibility.

### Description

The premises comprise of four units varying in size of steel framed construction.

The premises have recently under gone refurbishment throughout.

### Accommodation

The unit provides the following accommodation approximately:

Unit 1:	SOLD
Unit 2:	SOLD
Unit 3:	10,314 sq ft (958 sq m)
Unit 4:	SOLD
Unit 5:	6642 sq ft (617 sq m)
Unit 6:	8046 sq ft (754 sq m)

### Rateable Value

The rateable value is to be re-assessed following re-development.

### Tenure

The premises are available to let on a new lease with terms to be agreed. Alternatively the premises are available freehold.

	Leasehold	Freehold
Unit 3	£25,000	£350,000
Unit 5	£10,000	£180,000
Unit 6	£15,000	£195,000

### Viewing

All enquiries to be made through this office.

### Subject to Contract

