

Thomas : Stevenson

# For Sale or To Let

## UNIT F2, WARELANDS WAY, MIDDLESBROUGH



### Location

The property is situated on the Warelands Way Industrial Estate which is an established estate accessed from the A172 and very convenient for the A66 approximately 1 mile to the south of Middlesbrough town centre.

### Description

The property comprises a mid-terrace industrial unit arranged to provide a warehouse / workshop area accessed via a vertical roller shutter door and integral reception / office accommodation together with a kitchen facility and male and female w.c's. The working eaves height is 3.36 m. To the front of the property there is a shared forecourt providing parking and loading.

### Accommodation

Warehouse and Offices: 429 sq m (4,616 sq ft)

### Tenure

The premises are held by way of a 999 year ground lease at an annual ground rent of £100 p.a.

### Proposed Terms

The property is offered for sale as a whole with vacant possession at an asking price of £120,000.

The property is available to let as a whole with vacant possession at an asking rental of £11,000 p.a. exclusive.

Our client is also prepared to let an area of the property comprising offices and storage extending to 239 sq m (2,573 sq ft) at an asking rental of £5,750 p.a. exclusive.

This part of the accommodation does not have roller shutter door access when let separately.

The client will consider a lease for a term of 1 – 3 years on effectively full repairing and insuring terms in respect of the premises.

### Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction together with 50% of any landlords legal costs.

### Rateable Value

The property is assessed under the 2005 rating list at a rateable value of £8,100 giving an indicative annual rates payable for the whole property in the region of £3,650 p.a. The actual amount payable will depend upon the amount of space taken.

### VAT

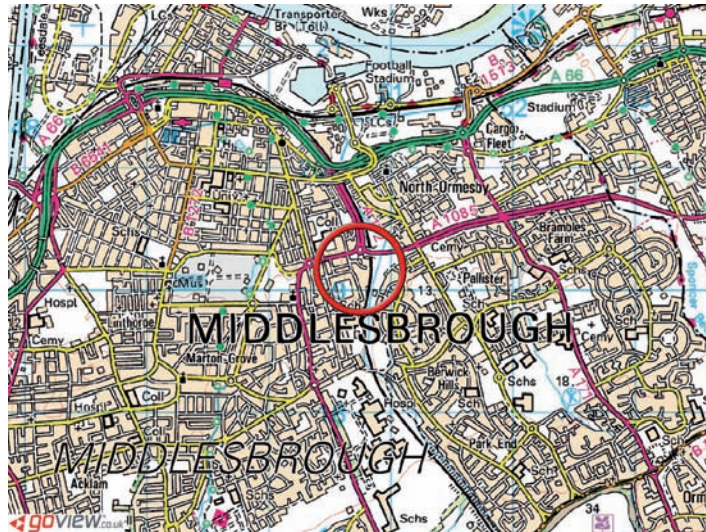
All rentals/prices are exclusive of VAT if applicable.

### Viewing

Strictly by appointment through this office  
Lindsay Pearson

Email: [Lindsay@thomas-stevenson.co.uk](mailto:Lindsay@thomas-stevenson.co.uk)

### Subject to contract



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