

Thomas : Stevenson

For Sale

UNIT A, METCALFE ROAD SKIPPERS LANE INDUSTRIAL ESTATE MIDDLESBROUGH



Location

Metcalfe Road is situated approximately 3 miles to the east of Middlesbrough town centre. The estate benefits from good links with easy access to the A19 and A66.

Description

The unit forms part of a development of 16 new units. The units are of steel frame portal construction with brick and block infill elevations. The rear and upper parts of the walls are of steel profile sheeting and the roof is covered with composite panels incorporating translucent panelling.

The unit has the benefit of a 4m high electronically operated roller shutter door. The unit has an eaves height of approximately 5 metres. The unit also has the benefit of a disabled w.c facility and car parking to the front.

Accommodation

Ground Floor GIA:	70.0sq m (754 sq ft)
Mezzanine Store:	21.8 sq m (235 sq ft)
Mezzanine Office:	9.0 sq m (97 sq ft)

Tenure

The premises are offered For Sale at a price of £89,000

Business Rates

Interested parties should contact the local authority for the business rates payable.

Service Charge

There will be a small estate service charge to cover the maintenance of the estate roads and landscaping.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT.

Viewing

Strictly by appointment through this office.
Please contact Paul Stevenson.
Email: paul@thomas-stevenson.co.uk

Subject to Contract

