

Thomas : Stevenson

For Sale

WAREHOUSE AND OFFICE TELFORD ROAD SKIPPERS LANE IND EST



Location

The property is located on the popular Skippers Lane/ East Middlesbrough Industrial Estate. This estate approximately 2 miles east of Middlesbrough Town centre is home to many national and local occupiers and has been established for many years. Telford Road is accessed off Sotheby Road the main spine road running through the estate.

Description

The property is entirely self contained within its own grounds, fenced off with gates to the front. The front office element is a single storey brick built structure whilst the rear workshop is a steel framed building clad in a combination of brickwork and insulated corrugated sheeting. To the front is parking for staff and visitors whilst the side does provide space for circulation and some external storage.

Accommodation

Front Offices:	144 sq m (1,550 sq ft)
Rear Workshop:	348 sq m (3,751 sq ft)
Total Net internal Area:	492 sq m (5,301 sq ft)

Rating Assessment

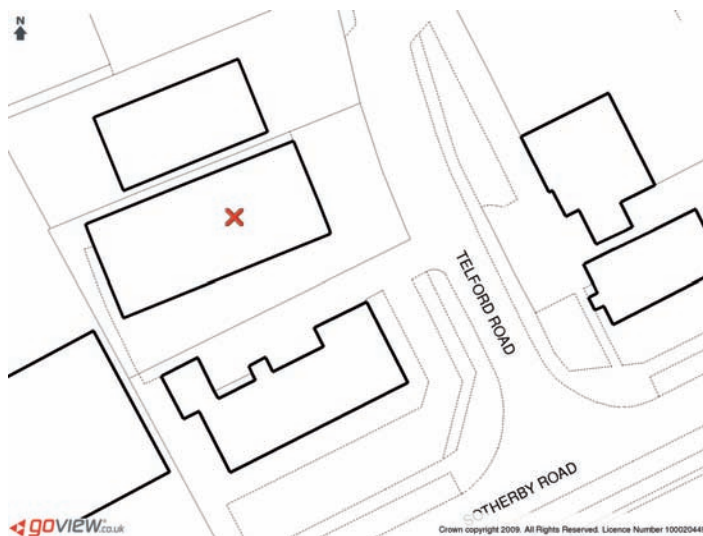
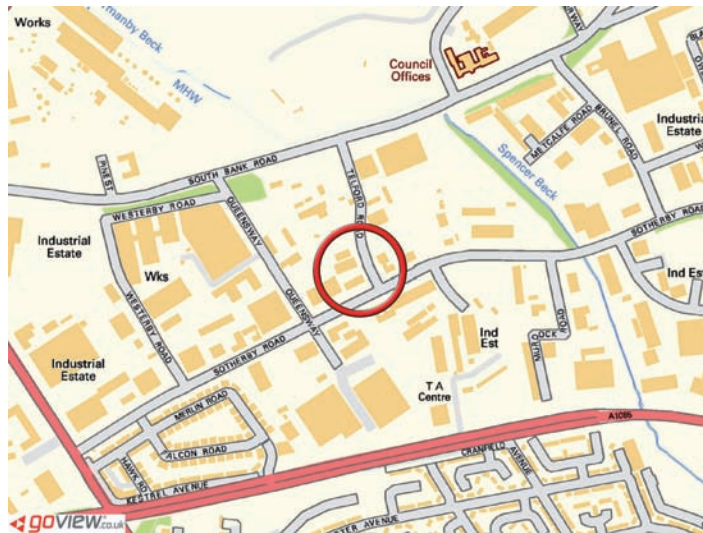
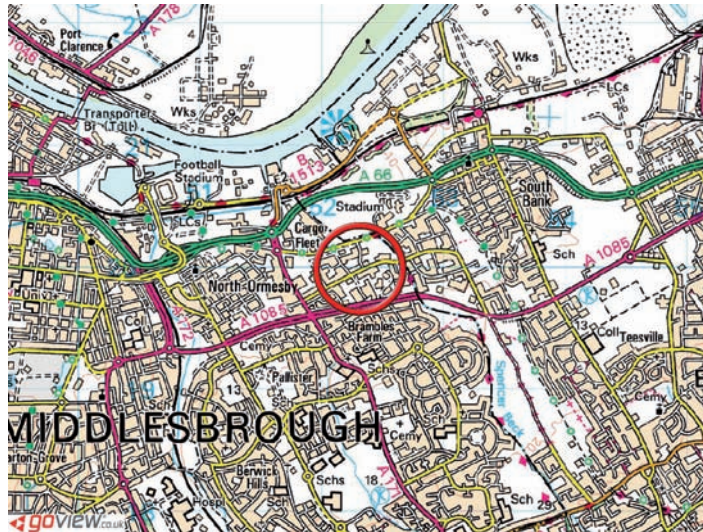
We are advised that the property has a rateable value of £15,750, however, for the precise rates payable interested parties should contact the business rates department at Middlesbrough Council.

Tenure

The premises are available For Sale with offers invited in the region of £230,000.

Viewing

Strictly through sole agents Thomas Stevenson
01642 713303.



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