/INDURENT



Industrial

UNIT 11 | ARKGROVE INDUSTRIAL ESTATE

Ross Road, Stockton-on-Tees, TS18 2NH

UNIT 11 | 4,250 SQ FT

Flexible space on a busy estate

This modern unit is suitable for a variety of business needs, including trade counter, manufacturing, or warehousing. It is equipped with essential amenities, including a roller shutter for easy access and toilet facilities for convenience. The unit benefits from a car parking area at the front of the unit with a separate loading area to the rear. It has minimum eaves height of 4.8m.
It is suitable for a variety of business needs, Including trade counter, manufacturing, or warehousing.
Situated on a well maintained and recently refurbished estate in the heart of Teesside's prime industrial and retail area, the space also is covered by estate-wide manned CCTV.

Lease Type	New



Unit Summary

- CCTV
- Flexible Space
- Close to Transport
- Ideal Trade Counter Units
- 24 Hour Access
- Car Parking

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£24,900.00	£5.86
Rates	£8,748.00	£2.06
Maintenance Charge	£5,400.00	£1.27
Insurance	£850.00	£0.20
Total Cost	£39,898.00	£9.39

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101357

+44(0) 808 169 7554

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Location

Arkgrove Industrial Estate is located immediately to the north of the A1046 Portrack Lane, in the heart of the Teesside region's absolute prime industrial and retail warehouse pitch.

Road
A19: 1 mile

Airport
Newcastle: 44 miles

Rail
Billingham: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (36)

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Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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