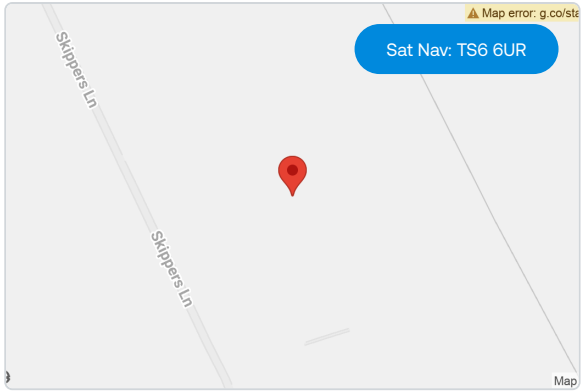
Mileway

Skippers Lane Industrial Estate

Commerce Way, Skippers Lane Industrial Estate Middlesbrough TS6 6UR

Warehouse | 5,196 - 17,925 ft^2

- Good access to the A66 and A19
- 3 loading doors
- Fenced and gated yard
- 24-hour access
- Ancillary Office - Accommodation
- On-site car parking and loading



Description

The property comprises a steel portal framed constructed warehouse/industrial building with dual pitched roof interspersed with translucent roof light panels.

To the front the unit is offices, WC's and kitchen/breakout areas, 2 concertina shutter loading access door and 1 roller shutter loading door leading directly to a fenced yard and car parking area.

Location

The property is prominently located within the established Skippers Lane Industrial Estate, being approximately 4 miles east of Middlesbrough town centre and in close proximity to the A66 Trunk Road which in turn provides access to the regional road network. Durham Tees Valley Airport is 13.5 miles west and Stockton Railway Station is 0.8 miles west of the estate.

Further information

EPC
Unit E2: E, Unit E3-E5: D, Unit G5: D.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit E2	Warehouse	5,196	01/07/2026	2,335
Unit E3/E4/E5	Warehouse	15,850	Immediately	6,000
Unit F1 & F2 Commerce Way	Warehouse	17,925	01/07/2026	6,585
Unit G5	Warehouse	5,290	Immediately	2,335
Total		44,261		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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