

# to let



The industrial property specialists



## TOWNGATE BUSINESS PARK, LEEHOLME ROAD, BILLINGHAM, TS23 3TA

- WAREHOUSE / TRADE COUNTER
- UNITS FROM 4,000 SQ FT – 20,000 SQ FT
- COST EFFICIENT SPACE
- ONSITE SECURITY
- 2 MINUTE WALK FROM TRAIN STATION
- FLEXIBLE LEASE TERMS
- INCENTIVES AVAILABLE

### LOCATION

The premises are located within the Towngate Business Park, on the established Leeholme Road Industrial Estate, approximately 1 mile east of Billingham Town Centre. Surrounding occupiers are of mixed use, including industrial / retail and residential. The Estate benefits from excellent road communications with the A19 dual carriageway approximately 1 mile to the east.

The exact location is shown on the attached plan.

### DESCRIPTION

The available premises comprise of multi-use warehouse / workshop units, constructed of steel portal frame with profile clad walls above brickwork, pitched clad roofs with translucent roof lights.

The site has a shared access road, security lighting and overnight on-site security.

The premises can be refurbished to tenant's requests subject to lease term and covenant strength.

### ACCOMMODATION

The following units are available:

	m <sup>2</sup>	sq ft
Unit 3	379.60	4,086
Unit 12	253.63	2,730
Unit 2 & 10	1,866.89	20,095
Unit 11 & 13	1,021.96	11,000

### TERMS

The accommodation is available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

### INCENTIVES

Subject to status, incentives such as rent free periods and stepped rents may be available.

### RENTAL

Our client is seeking rental offers, subject to size and level of fit out.

### LEGAL COSTS

The ingoing tenant is to be responsible for all costs incurred in the transaction.

### VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

### VIEWING

By prior appointment with Frew Pain & Partners, contact:

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Or via Joint Agents Philip Gifford Associates:

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