

for sale/to let

FORMER ACTAVO DEPOT BRENDA ROAD HARTLEPOOL TS25 2BT



- SELF CONTAINED SECURE DEPOT WITH OFFICE BLOCK / WORKSHOPS WITH LARGE YARD COMPOUND AND EXPANSION LAND
- GIA : 371.11 M² (3,986 SQ FT)
- TOTAL AREA : 1.09 HA (2.77 ACRES) OR THEREABOUTS
- PROMINENT LOCATION WITH GOOD FRONTAGE
- GOOD COMMUNICATION LINKS TO MAIN ROAD NETWORKS

LOCATION

The subject property is located on Brenda Road, approximately 1½ miles south of Hartlepool Town Centre and 5 miles east of the A19, which is reached via the A689 Trunk Road.

Nearby occupiers include Niromax, PD Logistics, Newbridge Engineering, Exwold Technology.

The exact location is shown on the attached plan.

DESCRIPTION

The site offers a self-contained depot, offering offices, workshops, secure surfaced yard and expansion land.

The single storey office accommodation is of brick construction, with pitched tiled roof over. Internally the building offers reception, various cellular offices, WC and kitchen facilities.

The four bay workshop is of portal frame and brickwork construction, offering an eaves height of 2.8m. Internally there are contained workshops with inspection pits, office, stores and a WC facility.

In addition there is a further basic steel portal frame store with profile cladding.

The front yard offers concrete and tarmacadam surface with a rear compound providing compacted hardcore surface / landscaping, with a designated roadway.

The whole site offers security palisade fencing and gated entrance onto Brenda Road.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

Office	160.16m ² (1,195 sq ft)
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Workshop (4 bay)	127.65m ² (1,374 sq ft)
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Workshop	83.3m ² (897 sq ft)
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Total GIA:	371.11m² (3,986 sq ft)
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Total Site Area: 1.09 Ha (2.7 acres) or thereabouts.

SERVICES

It is understood that the property benefits from all mains services.

In addition there is security alarm and CCTV system installed on site.

(It is recommended that all interested parties contact the local service providers to ensure that the services are installed and operational.)

BUSINESS RATES

We understand from VOA Website that the site and premises are assessed at:

RV £21,500.

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

TENURE

Freehold (Title No. DU 27835)

In addition the landlord would consider a new Full Repairing and Insuring lease for a term of years to be agreed.

PRICE

£300,000 (Subject to Contract)

RENT

Our client is seeking a rental in the region of £30,000 p.a.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

February 2018





Map Information
 Scale 1:1250
 Date 19/12/17
 Reference
 Order No:

END
 PROFESSIONAL MAPPING INTELLIGENCE
 Created at Endmap.co.uk

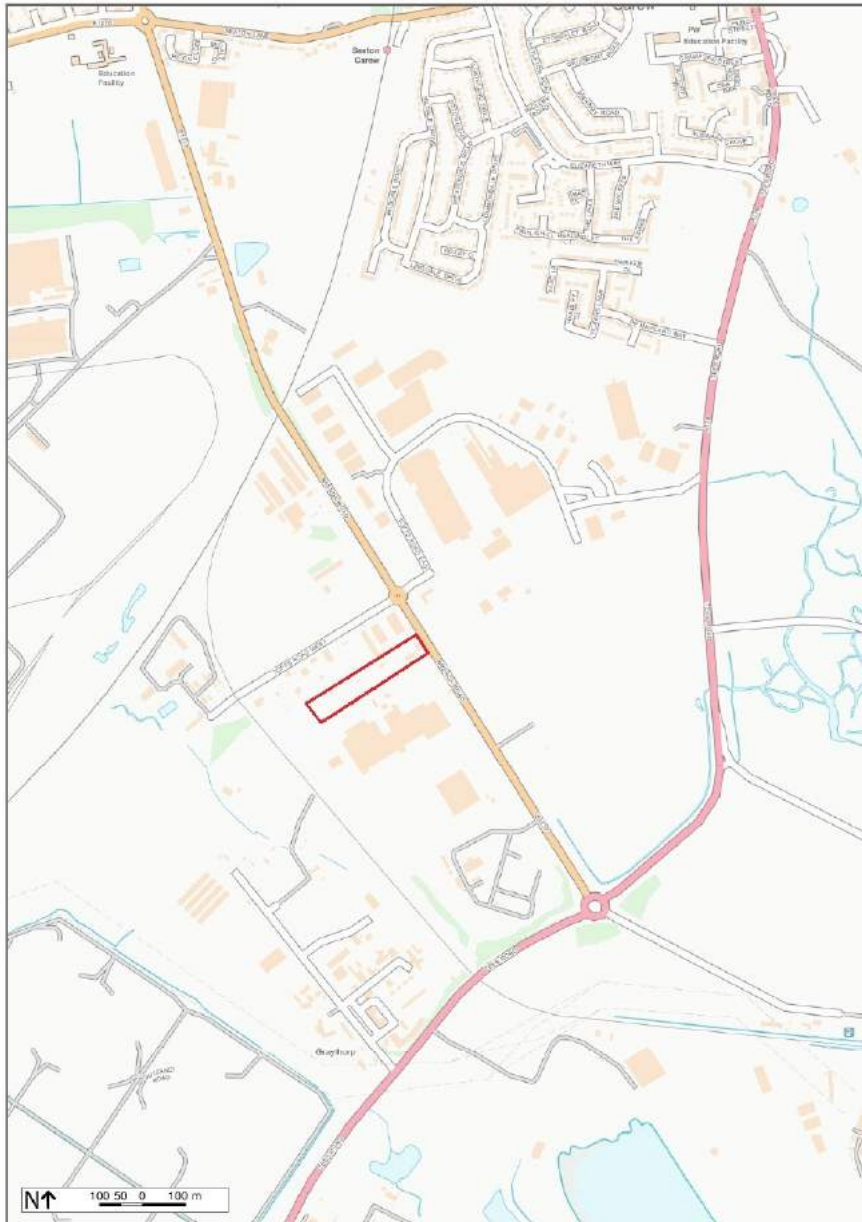


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Map Information

Scale 1:13500
Date: 25/02/18
Reference
Order No: 1952562

Former Actavo Depot, Brenda Road, Hartlepool, TS25 2BT



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