

to let



The industrial property specialists



UNIT 7, CLAYTON COURT, BOWESFIELD CRESCENT, BOWESFIELD INDUSTRIAL ESTATE, STOCKTON ON TEES, CLEVELAND, TS18 3QX

- MODERN TERRACE FACTORY / WAREHOUSE
- TOTAL GIA: 445.93 M² (4,800 SQ FT).
- SUITABLE FOR TRADE RELATED BUSINESS
- COMPETITIVE RENT
- FLEXIBLE TERMS.

LOCATION

The subject site is located on Clayton Court, Bowesfield Crescent, Bowesfield Industrial Estate, Stockton On Tees.

This estate is approximately 1.5 miles from the centre of Thornaby on Tees, close to the A66 and easily accessible from the A19.

Surrounding property comprise of mainly of commercial activity with all local amenities close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property is a modern terrace workshop unit constructed of steel portal frame design with insulated cladding to all elevations and roof above.

Internally the unit has an open plan workshop with male and female w.c.'s and kitchen facilities.

There are offices on the ground floor, with a mezzanine level that offers further space above.

ACCOMMODATION

From onsite measurements the following areas have been calculated (GIA):

Warehouse **445.93 m²**
(4,800 sq ft)

SERVICES

It is understood that all mains services are connected to the property.

(Further enquiries regarding services should be directed at the main utility operators).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the property has RV £18,000.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £18,000 p.a

(Subject to status, incentives may be available).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

Or Joint commercial agents

Philip Gifford Associates
0191 460 4046

September 2013

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property
professionalism
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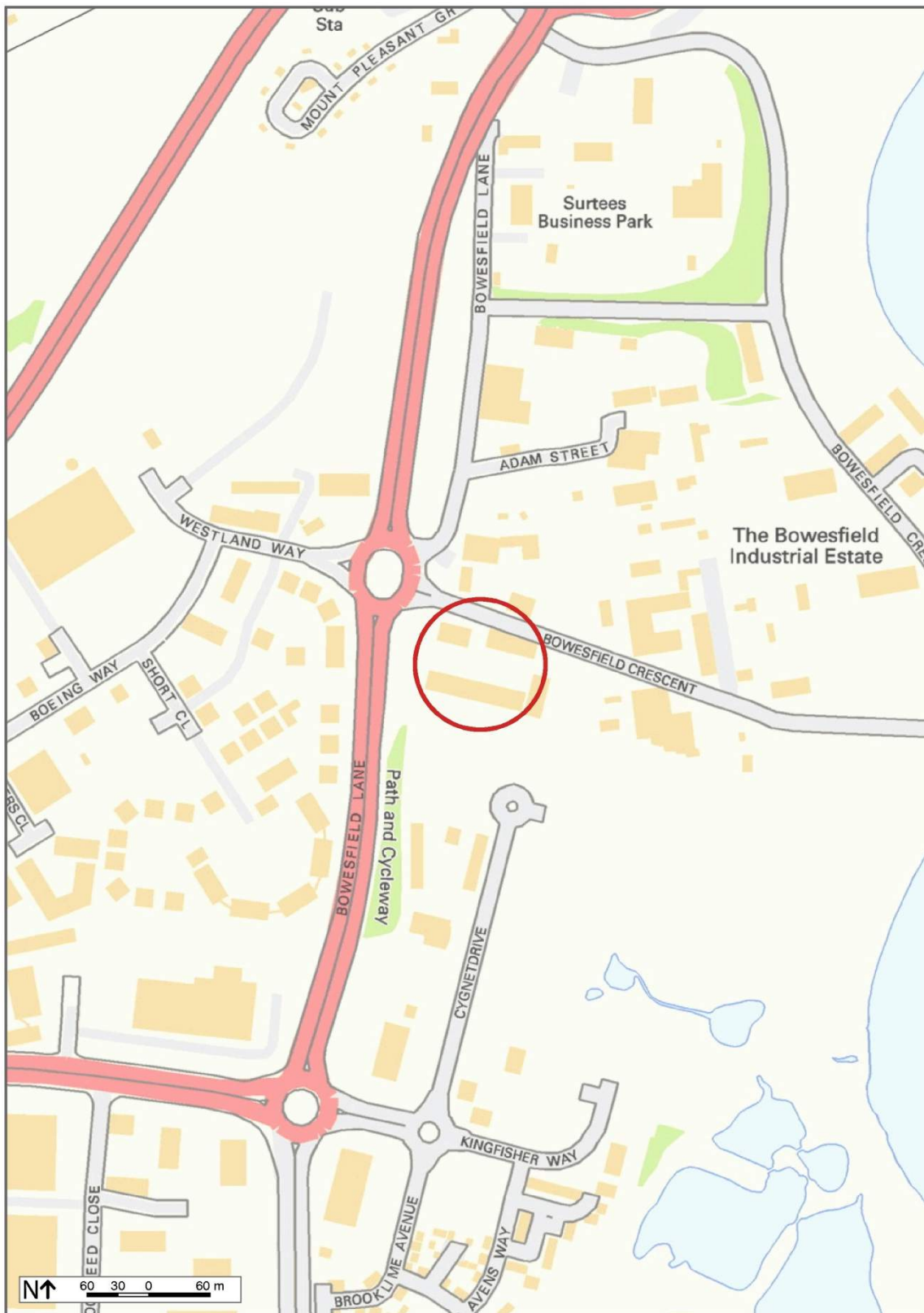




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**Clayton Court, Bovesfield
Crescent, Stockton-on-Tees ,
TS18 3QX**



FIND
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,000

Date 19/09/13



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