

to let



The industrial property specialists

UPON THE INSTRUCTIONS OF CASTLECAP INVESTMENTS

**UNIT I & J
LUSTRUM TRADE PARK
ASCOT WAY
OFF PORTRACK LANE
STOCKTON ON TEES
TS18 2QQ**



- **REFURBISHED WORKSHOP / WAREHOUSE ACCOMMODATION**
- **GIA – 292.64 M² (3,150 SQ FT) TO 585.28M² (6,300 SQ FT)**
- **INCENTIVES AVAILABLE**
- **POSSIBLE TRADE COUNTER USE, SUBJECT TO PLANNING**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





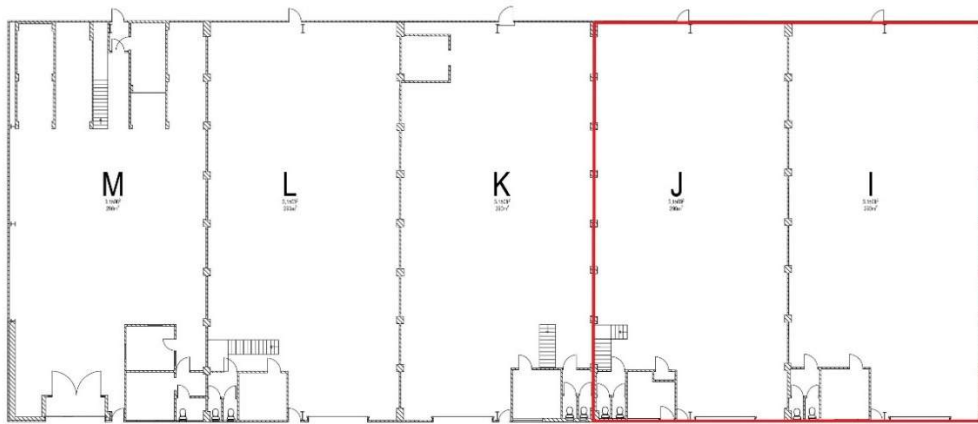
Map Information

Scale: 1:4746
 Date: 15/09/15
 Reference:
 Order No: 1565669

Lustrum Trade Park, Ascot Drive, Stockton-on-Tees TS18 2QQ



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Energy Performance Certificate

Non-Domestic Building



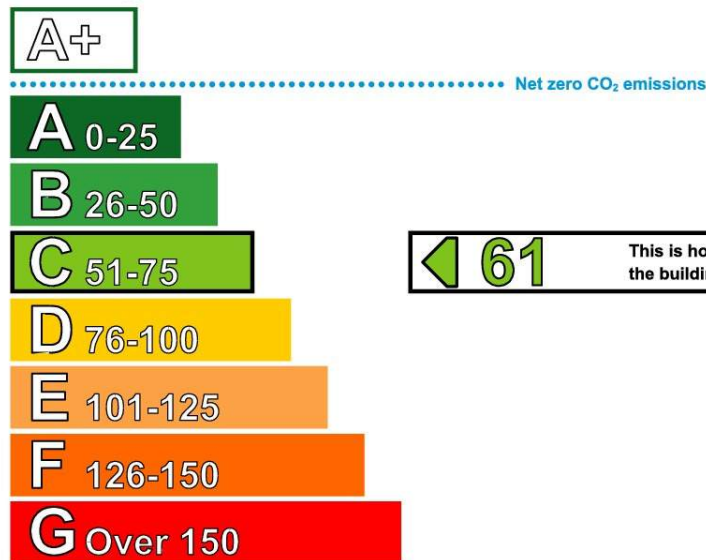
Safe Estates
Unit 5, Ascot Drive
STOCKTON-ON-TEES
TS18 2QQ

Certificate Reference Number:
9929-3074-0248-0500-4795

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 304
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 34.74

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
61 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate

Non-Domestic Building



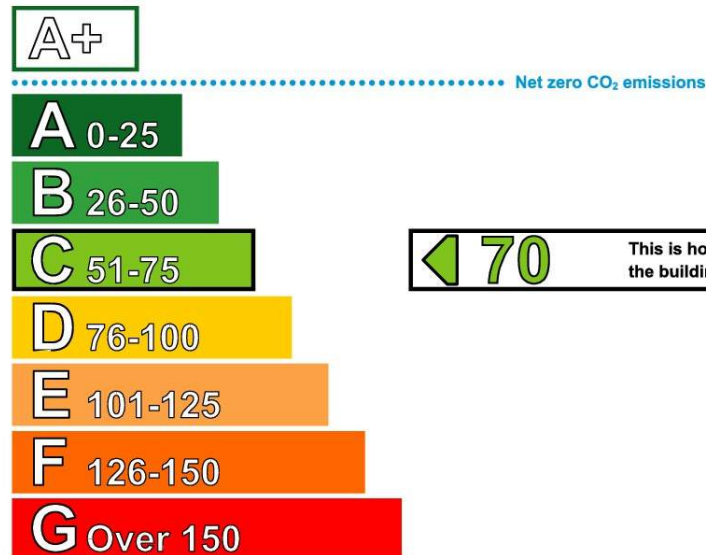
Unit 6
Ascot Drive
STOCKTON-ON-TEES
TS18 2QQ

Certificate Reference Number:
0940-3907-0394-4560-2050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 330
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 42.17

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built
71 If typical of the existing stock

Green Deal Information

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