For identification purposes only

TO LET

Industrial / Workshop Units

Units 4 & 5 Haverton Hill Road, Billingham TS23 1PS

Approximately 773.30 sq m (8,324 sq ft)

CONNECT NORTH EAST PROPERTY
01642 602001

LOCATION

The premises are located prominently on Haverton Hill Road (A1064) south west of Billingham Town Centre with excellent access to the A19 and Portrack Lane in Stockton on Tees. Nearby occupiers include Able UK, Lucite Growhow, Arrowbuild and James Burrell Builders Merchants.

DESCRIPTION

The property incorporates the following specification:

- Two Storey Offices/ Welfare
- Detached Workshops
- Secure site
- Storage Yard

ACCOMMODATION

The units have the following approximate gross internal floor areas:

Unit 4	563 sq m	6,060 sq ft
Unit 5 (GF)	106.20 sq m	1,143 sq ft
Unit 5 (FF)	104.10 sq m	1,121 sq ft
TOTAL	**77.30 sq m**	**8,324 sq ft**

ENERGY PERFORMANCE CERTIFICATE

The property has and the following EPC ratings.
Unit 5 – D.

TERMS

The property is available To Let by way of a new full repairing and insuring lease on terms to be agreed at a rent of £35,000 per annum exclusive. Further information is available upon application.

RATING ASSESSMENT

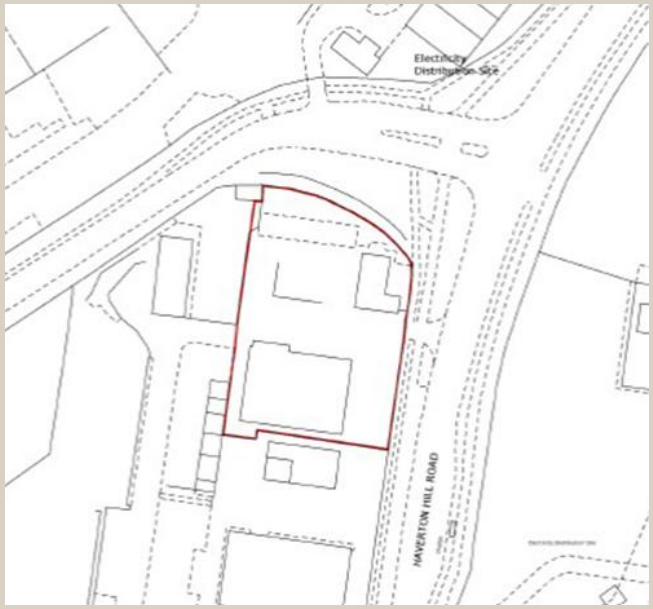
We understand through verbal enquiries with the Local Rating Authority that the building has a rateable value of £18,750

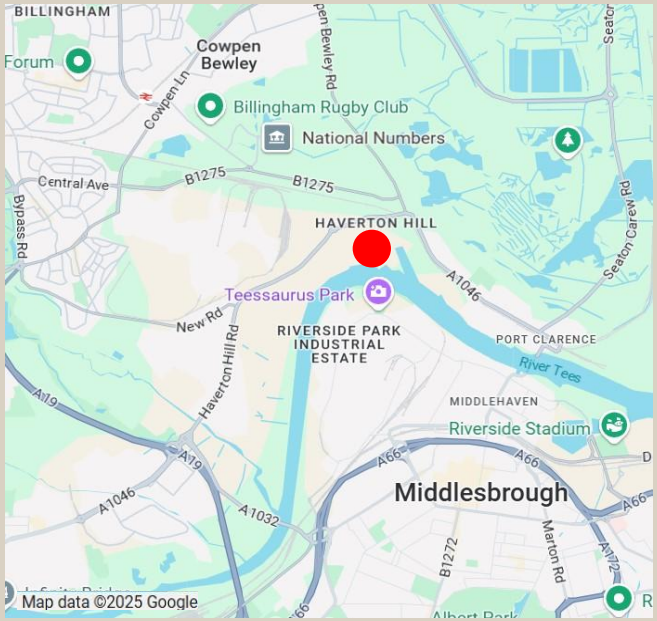
Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

VIEWING

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001
Email: jonathan@cpne.co.uk





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