



Mandale  
Group

£130,000.00 PLUS VAT PER ANNUM

# TO LET HIGH SPECIFICATION OFFICE AND INDUSTRIAL PREMISES (Fully Equipped)

19,096 SQ FT [1,774 SQ M]

[WWW.MANDALE.COM](http://WWW.MANDALE.COM)

NEVILLE ROAD, PORTRACK LANE, STOCKTON ON TEES, TS18 2RD



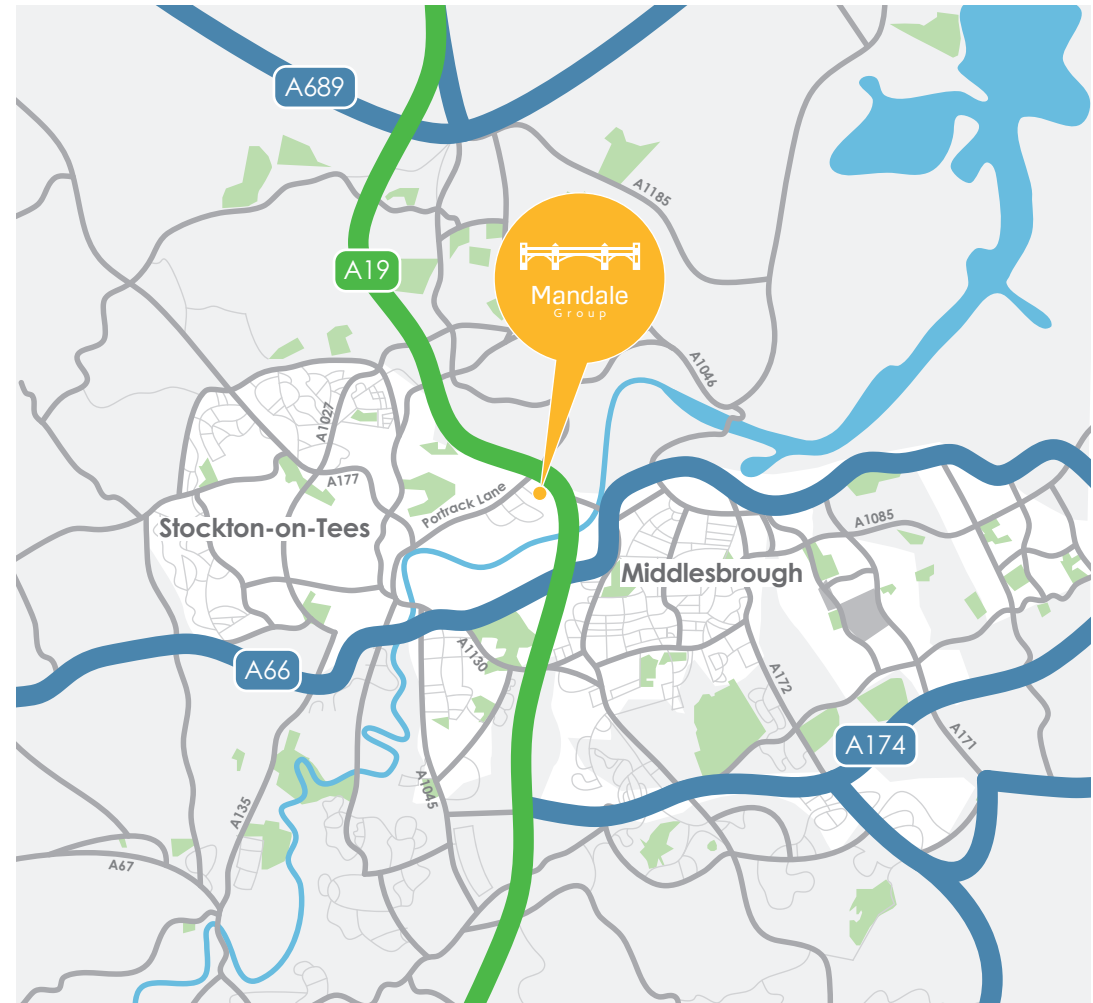


# NEVILLE ROAD PORTRACK LANE STOCKTON ON TEES TS18 2RD

## FULLY FURNISHED WITH EXTENSIVE YARD AND CAR PARKING

The property comprises of a high specification modern hybrid commercial unit situated in the North East of England.

The property has been designed and fully refurbished to an exceptional standard and comes with the added benefit of bespoke fixtures and fittings.



## LOCATION

The property is located on the North Tees Industrial Estate, a short distance from Portrack Lane and adjacent to the A19 Trunk Road.

The Portrack Lane area of Stockton on Tees is a thriving mixed use development being the principal out of town trade counter and retail location for Stockton combining a number of national operators including B&Q, Asda, Topps Tiles, Wickes DIY and Magnet etc.

The subject premises are situated on Neville Road providing prominent visibility and easy access to the A19(T).







ERIKS

Cromwell

B&Q

SCS

Wickes

halfords

YESSS  
ELECTRICAL

UNITED  
CARPETS  
FLOORING & BEDS

Lanes  
Group plc

wren  
KITCHENS

SCREWFIX

GO  
Outdoors

BOOKER  
WHOLESALE

WOLSELEY

A19



## DESCRIPTION

The premises comprise of a single storey, steel framed warehouse under a multi pitched roof.

The building is of brick construction to an approximate effective eaves height of 4.6m. Loading access can be gained by way of 3 loading doors from the dedicated yard compound area.

To the front of the premises the building provides 2-storey office accommodation comprising of a mixture of individual cellular and more open-plan office accommodation.

Externally, there is a large area of concrete hard standing providing loading yard space.

## BUSINESS RATES

Business Rates net payable per year are £16,762.00.

## UTILITIES

Average monthly charge for electricity which includes air conditioning which heats and cools the building is estimated at £820.00 per month.

## EPC

EPC rating: C. A copy is available upon request.

## TERMS

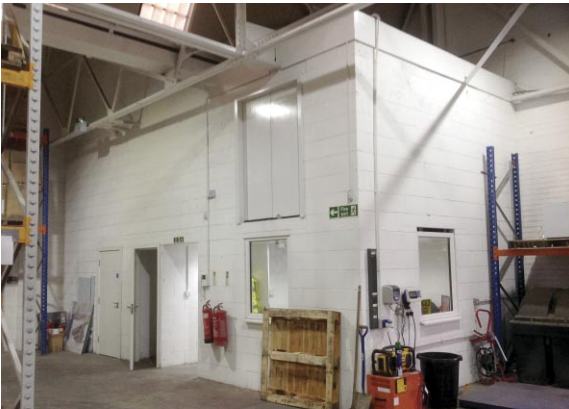
The property is available To Let fully furnished by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

The asking rental is £130,000.00 per annum plus VAT.

Alternatively, freehold offers in excess of £1.5 million would be considered.

## ACCOMMODATION

Ground Floor Office	5987 Sq Ft (556 Sq M)
First Floor Office	1400 Sq Ft (130 Sq M)
Warehouse	9126 Sq Ft (848 Sq M)
Storage Unit	2583 Sq Ft (240 Sq M)
Yard Area	1/3 Acre with electric gates
Visitors Car Parking Spaces	7
Staff Car Parking Spaces	34



## SPECIFICATION

### GROUND FLOOR OFFICES / WAREHOUSE

Reception Area	Marble finish, glazed screening, TV
Open Plan Office Area	Desks for 36 staff, glazed screens for noise reduction
Managers Double Offices	2 fully glazed offices
Managers Standard Office	1 fully glazed office
Large Store Rooms	3 fully shelved and filing cabinets
Kitchenette	1
Printer Area (Networked)	1
Male and Female toilets	Both large
Warehouse Area	9126 Sq Ft (fully racked)
Warehouse Amenities	Office/Store room/Toilet/Data/Power
Warehouse roller shutter doors	2

### FIRST FLOOR / MEETING ROOM

Board Room	1 with furniture to sit 10
Meeting Rooms	2 with furniture to seat 6
Kitchen	Large, integrated with seating
Office / Meeting	1 with 2 desks
Telephone System	Panasonic KX - UT123
Power and Data	Every area has a full power and data system
Air Conditioning	Throughout all the office/meeting room areas
Under Floor Heating	Throughout all the office/meeting room areas
Lighting	LED throughout the office areas
Office Furniture	To remain
Security System	Fully monitored system



## VIEWING DETAILS

For further information and viewings, please contact joint sole agents Connect Property North East or Graham S Hall Chartered Surveyors.

### Connect Property North East

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### Graham S Hall

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## SIZES

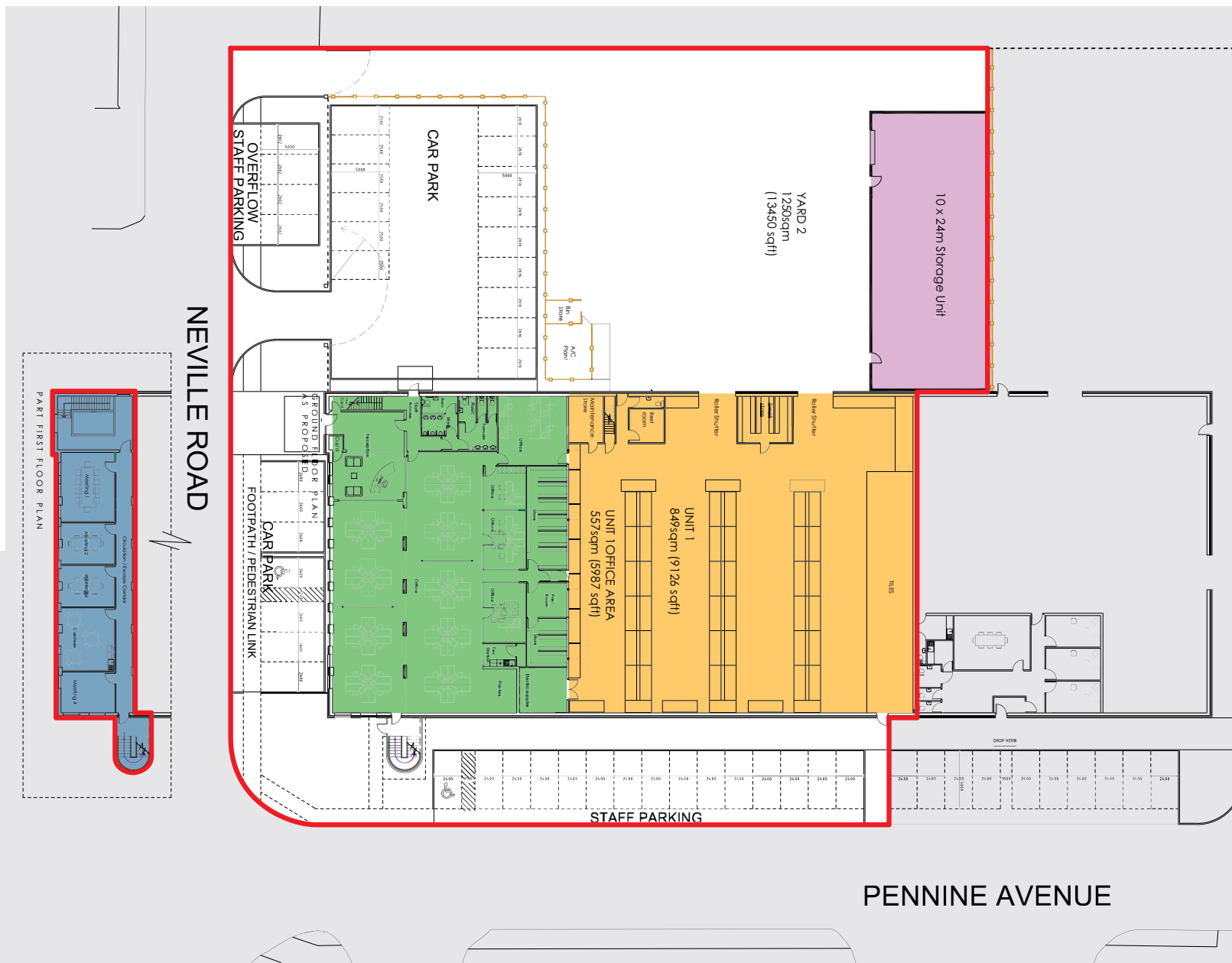
GROUND FLOOR OFFICE  
5987 SQFT

FIRST FLOOR OFFICE  
1400 SQFT

WAREHOUSE  
9126 SQFT

STORAGE UNIT  
2583 SQFT

YARD AREA  
13450 SQFT



01642 605 514



**IMPORTANT NOTICE:** These details were compiled February 2022 and whilst every reasonable effort has been made by The Mandale Group, Connect Property North East and Graham S Hall to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. The Mandale Group, Connect Property North East and Graham S Hall nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of The Mandale Group, Connect Property North East and Graham S Hall or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

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