



Industrial / Warehouse Unit To Let

HAYDOCK HOUSE, WETHERBY CLOSE, PORTRACK INTERCHANGE BUSINESS PARK,
STOCKTON-ON-TEES, TS18 2SL

- High Quality, Modern Industrial Unit of Approximately 880.72 sq m (9,480 sq ft)
- Located on Teesside's Most Established & Best Performing Industrial & Trade Location
- Excellent Access to A19 & A66
- Neighbouring Occupiers Include: JT Dove, Screwfix, Yodel, Toolstation, B&Q, The Range & Smyths Toys.
- Dedicated Car Parking & Loading Access
- Two Storey Offices with Kitchen & Meeting Facilities
- Height to Eaves Approximately 5.75m
- 2no. Large Roller Shutter Doors
- New FRI Lease Available
- Rent £60,000 pax

SITUATION

Portrack Interchange Business Park is located centrally on Portrack Lane and provides excellent access to both the A19, A66 and from there the region's principal road networks beyond. Neighbouring occupiers include: JT Dove, Screwfix, Yodel, Toolstation, B&Q, The Range & Smyths Toys.

Teesside International Airport is approximately 9 miles to the west and the principal East Coast mainline rail connection at Darlington approximately 14 miles to the west.

DESCRIPTION

The property is of steel portal frame construction with part brick and blockwork elevations and profile metal cladding above to the roof. The roof is partially interspersed with transparent UPVC panelling. There are two electric roller shutter doors (3.5m x 5m) and the height to eaves is approximately 5.75m.

Office accommodation is located to the front of the building and is arranged over ground and first floor. The office space has been finished to a good specification incorporating suspended ceilings, LED lighting, kitchenette and WC facilities.

Externally there is space to park over 20 cars.

ACCOMMODATION

Ground Floor Offices – 120.77 sq m (1,300 sq ft)
WC Facilities

First Floor Offices - 119.85 sq m (1,290 sq ft)

Warehouse - 640.10 sq m (6,890 sq ft)

Total - 880.72 sq m (9,480 sq ft)

TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at a rent of £60,000 pax.

ENERGY PERFORMANCE

The property has an EPC rating of 85 within Band D.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

RATING ASSESSMENT

We understand that the premises have a rateable value of £27,500 effective from 21st May 2018 however, it is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements please contact Sole Agents Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com.

LOCATION MAP



AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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