



FOR SALE

Secure Compound with Office and Store

**Bentley Avenue
Cowpen Lane Industrial Estate
Billingham TS23 4BU**

- Single storey office
- Storage unit / workshop
- 0.927 ha (2.29 acre) site
- Secure concreted compound
- Prominent site

 **SIA GROUP**
ASSET INGENUITY®

SUBJECT TO CONTRACT

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Location

Located on Cowpen Lane Industrial Estate which is approximately 1.5 miles to the east of Billingham town centre and two miles north east of the A19. It is situated on the eastern side of Bentley Avenue at its junction with Macklin Avenue. Neighbouring occupiers include KP Foods, Bells Trucks, and Magnum Packaging.

Description

An industrial compound with a single storey office building and a single storey workshop. The buildings sit on a site of 2.29 acres with coverage being approximately 5%. The office building has a mix of brick and metal framed elevations, the latter incorporating double glazing and PVC cladding. It also has metal framed doors and sits beneath a flat roof.

Internally, it incorporates 8 office suites, each partitioned off through stud walling, with suspended ceiling and a mix of recessed and surface mounted fluorescent strip and LED lighting. The floor has a laminate covering. There is also a kitchen and WCs. The building is heated by way of an oil-fired central heating system.

To the rear of the office building is a large yard, the majority of which has a concrete hardstanding base. Within the yard is a workshop of steel portal frame construction with full height metal profile sheet cladding to its elevations and insulated pitched roof. Access is via a double sliding loading door.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of **£19,250**. Interested parties speak to the Local Rating Authority to confirm the rates payable.



Accommodation

	sq m	sq ft
Office (GIA)	305.75	3,291
Workshop	120.65	1,299
Total GIA	426.40	4,590

Terms

Available freehold at a guide price of £400,000.

Services

We understand that the property is connected to mains services of electricity and water.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

To be confirmed

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Agents HTA Real Estate

Nick Atkinson - nick@htare.co.uk
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