



## **To Let** 2 Station Yard, Stokesley TS9 7AB

- Former Jewson Trade Counter
- GIA 734.5 m<sup>2</sup> (7,906 ft<sup>2</sup>)
- Industrial Unit with Trade Counter
- Ground and First Floor Offices
- Car Parking
- Roller Shutter Loading Door



## Location

The property is located on Station Road in Stokesley. The surrounding area is an established industrial estate approximately 1 mile south of Stokesley Town Centre. The estate has mixed use of industrial, offices and trade occupiers including Quorn Food, Mole Country Stores, and Armstrong Richardson. North of the estate is the A172 which links Middlesbrough to the North with the A19 to the Southwest.

## Description

The trade counter and main warehouse comprise a modern semi-detached industrial unit with two storey offices and a sales area. The unit is steel portal frame with insulated profile metal sheeting to the elevations and the roof, which incorporates translucent roof lights. The minimum eaves height is 3.7m and maximum height to the apex 6.1m. Loading is via a single electric roller shutter door measuring 4.5m wide by 3.7m high.

## Accommodation

	Sqm	Sq ft
Warehouse	366.39	3,944
Trade Counter Ground Floor	278.54	2,998
First Floor Offices	89.55	964
<b>Total GIA</b>	<b>734.48</b>	<b>7,906</b>

## Business Rates

The premises are listed on the Valuation Office Agency website with RV from 1<sup>st</sup> April 2023 of £13,750.

## Services

We understand that the property is connected to mains supplies of water, three phase electricity and drainage to the main sewer.

## Tenure

The premises are available by way of assignment or sublease of an existing full repairing and insuring lease which expires 19<sup>th</sup> February 2028.

## Rent

The passing rent is £27,500 pa for the balance of the lease term.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is D(80). A copy of the EPC report is available on request.

## Viewing

Via sole agents HTA Real Estate

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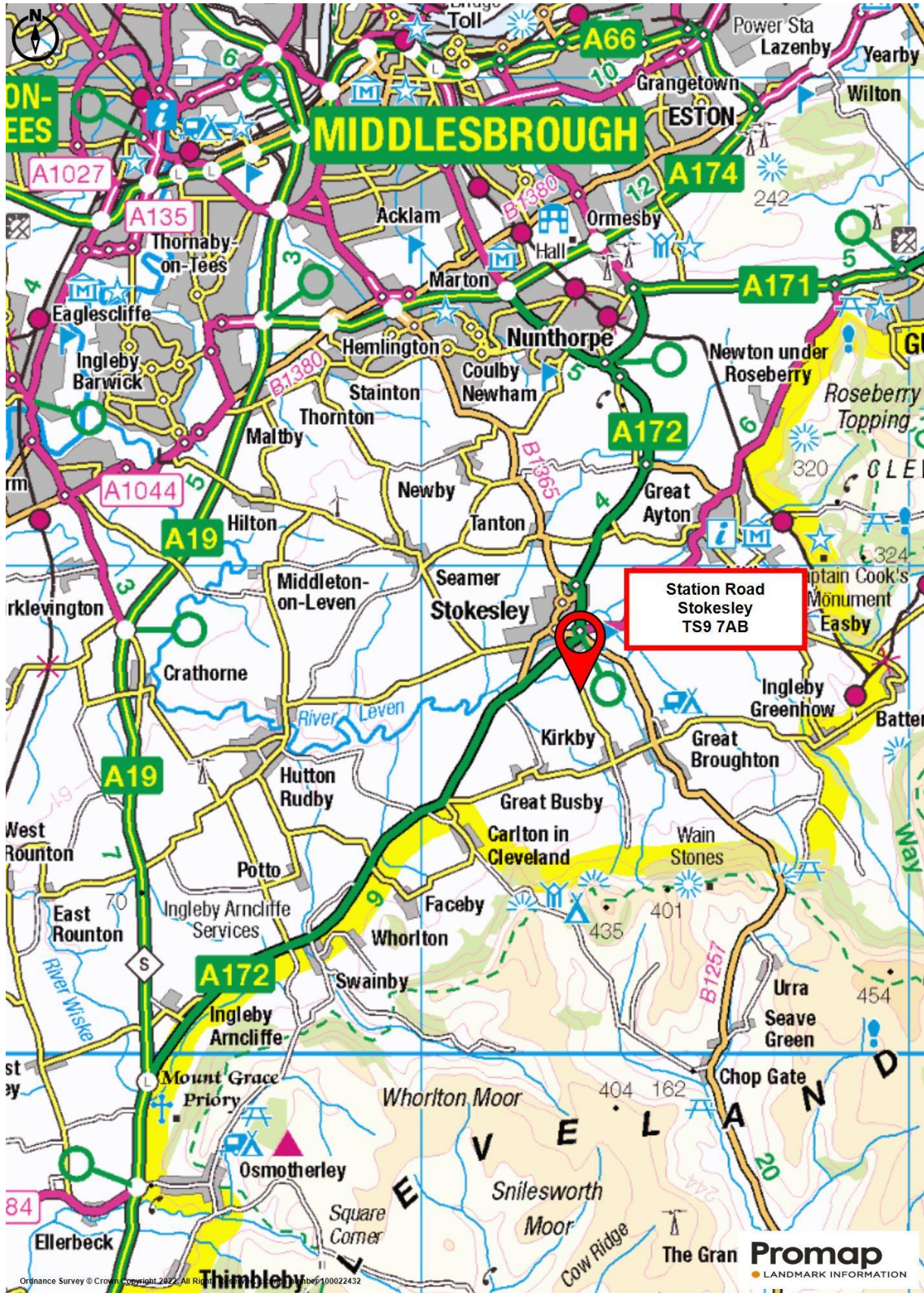
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