



## For Sale

**Junction Road, Stockton on Tees, TS19 9PB**

- Former builders merchant
- Site area c3.4 acres
- 40,738 sq ft
- Warehouse, trade counter and offices
- Fully fenced secure site
- Access off Junction Road
- Suitable for a variety of uses, subject to planning consent



## Location

The property is located on Junction Road in Norton, close to the junction with the A177 Durham Road, approximately 2 miles northwest of Stockton town centre.

Access is directly off the A1274 Junction Road. The site has a prominent road frontage adjacent to a McDonalds and close to a Tesco superstore and PFS on the A177 Durham Road. A new Lidl supermarket has recently been built just 500m to the east on Junction Road.

## Description

The property comprises two industrial buildings with associated offices and amenities. Most of the site is surfaced with a mixture of concrete service yard and asphalt car parking, with two areas of grass verge fronting Junction Road.

**Building 1 – Main warehouse and trade counter**

Steel frame construction with steel trussed roof design. The elevations are brick with the front elevation clad with profile metal sheeting externally. The original roof has been replaced by insulated steel cladding. The internal clear height is approximately 4.7m.

**Building 2 – Offices, storage and workshops**

Steel portal frame construction with a shallow mono pitch metal deck roof. The minimum clear height is approximately 5.4m. Elevations are of brick construction with several roller shutter loading doors. Part comprises two story office accommodation. Heating in the offices is via central heating radiators with an LPG boiler.

## Accommodation

The property has been measured as follows:

	Sq. Ft.	Sq. M.
Main Building	26,631	2,474.04
Workshops and store	9,321	865.99
Two storey offices	4,785	444.57
<b>TOTAL GIA</b>	<b>40,738</b>	<b>3,784.61</b>

## Business Rates

On the Valuation Office Agency website, the property is listed with a Rateable Value of £103,000 effective from the 1<sup>st</sup> April 2023. Interested parties are advised to contact the Local Rating Authority to confirm the rates payable.

## Services

The Purchaser will be responsible for checking services connections to the site.

## Tenure

The property is offered for sale Freehold.

## Price / Rent

Guide price £1,850,000 subject to contract.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has been assessed as follows:

Main building EPC B(48)  
Workshop of Offices EPC D(84)  
Copies are available on our website.

## Anti-Money Laundering

Under 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 online identity verification.

## Viewing

Via sole agents HTA Real Estate

Nick Atkinson - [nick@htare.co.uk](mailto:nick@htare.co.uk)

Direct Tel: 0191 245 3011

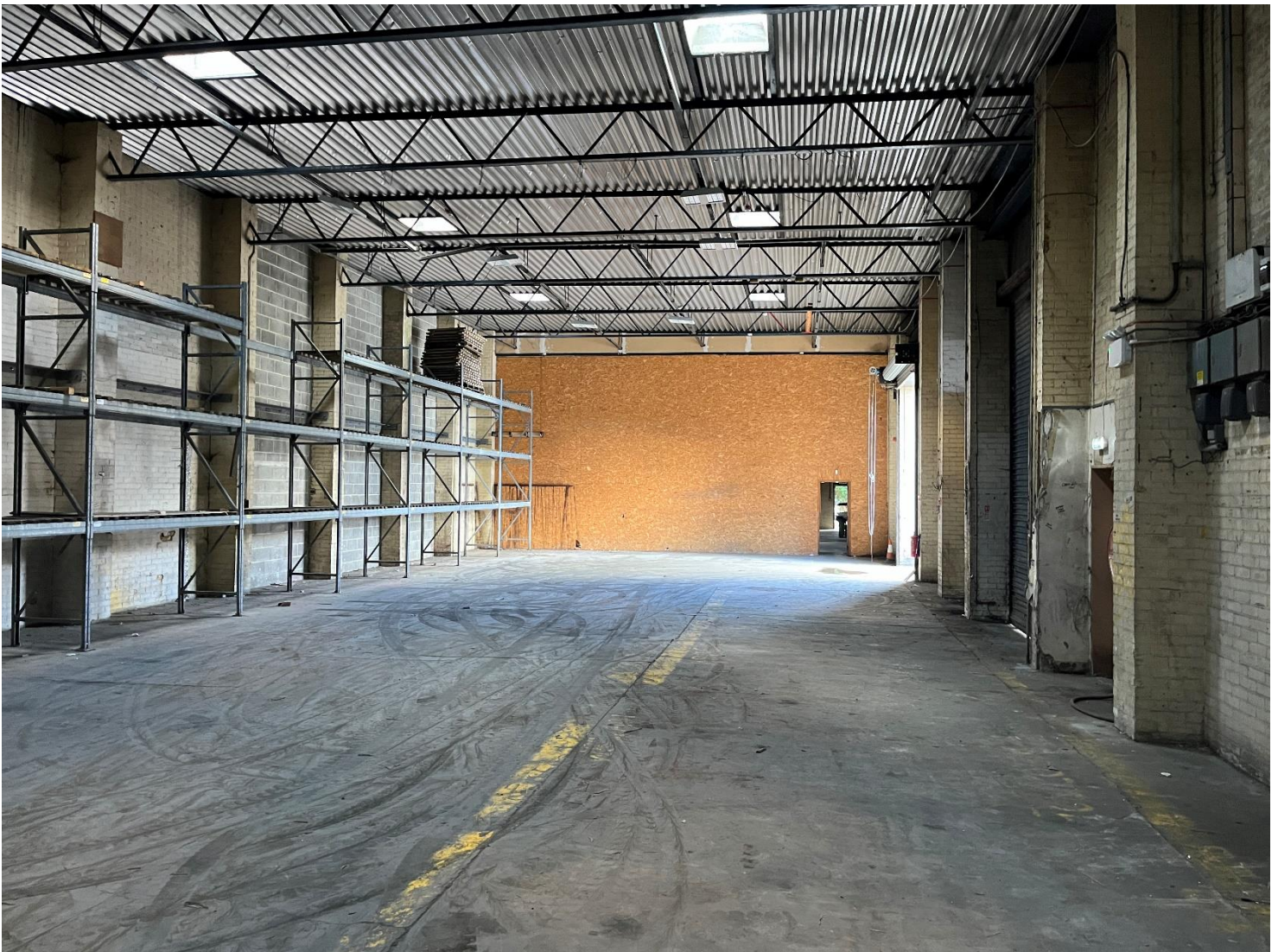
Simon Hill - [simon@htare.co.uk](mailto:simon@htare.co.uk)

Direct Tel: 0191 245 3010

October 2024

### IMPORTANT NOTICE

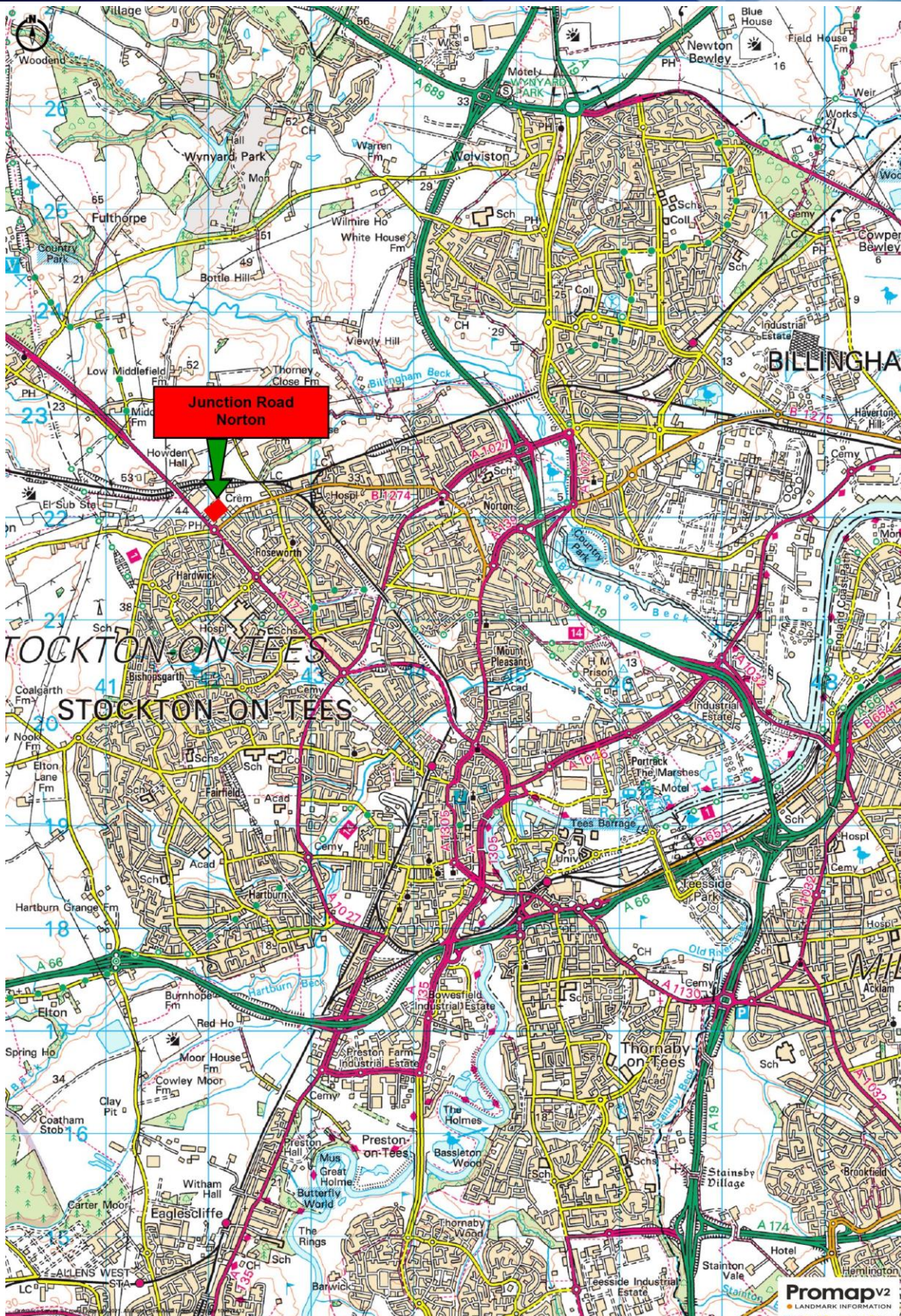
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