



# To Let

## 285.6m<sup>2</sup> (3,074ft<sup>2</sup>)

**Unit 15 TeesAMP  
6 Wilfred Whitfield Way  
TS2 1EN**

- High quality grade A industrial unit
- Prime location on TeesAMP
- Close to Middlesbrough Town Centre and A66
- EPC A
- 5m minimum eaves height
- 5 allocated car parking spaces

**SUBJECT TO CONTRACT**

**Contact: Richard Scott**  
Email: [richard@htare.co.uk](mailto:richard@htare.co.uk)  
Direct Tel: 0191 245 3012

**HTA Real Estate**  
Floor A,  
Milburn House,  
Dean Street,  
Newcastle upon Tyne  
NE1 1LE  
T: 0191 245 1234

## Location

The Teesside Advanced Manufacturing Park (TeessAMP) is located approximately 0.5 miles from Middlesbrough Town Centre adjacent to the A66 dual carriageway which provides easy access to the wider Teesside area, and the A1(M) via the A66 approximately 12 miles to the west. The A19 lies approximately 0.5 miles to the west and provides access to Yorkshire to the south and the Tyne & Wear conurbation to the north.

## Description

Unit 15 comprises an end terraced industrial unit of steel frame construction with a minimum eaves height of 5m. Loading access is via an electrically operated sectional up and over door measuring 4m wide by 4.1m high. The units have a feature entrance into an office area with WC. The estate has extensive car parking with 5 car parking spaces allocated to this unit, plus overflow parking nearby.

## Accommodation

	sq m	sq ft
Warehouse/workshop	259.6	2,794
Office	26.0	280
<b>Total GIA</b>	<b>285.6</b>	<b>3,074</b>

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£29,950** per annum exclusive.

## Business Rates

From April 2026 the Rateable Value will be of £22,750. Interested parties speak to the Local Rating Authority to confirm the rates payable.

## Services

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

## 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.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has an EPC Rating of A(17). A copy of the certificate is available on request.

## Viewing

Via sole agents HTA Real Estate

Contact Nick Atkinson Richard Scott  
 Email: [nick@htare.co.uk](mailto:nick@htare.co.uk) [richard@htare.co.uk](mailto:richard@htare.co.uk)  
 Tel: 0191 245 3011 0191 245 3012





