

TO LET

Modern Warehouse/ Industrial Facility

4,984.70 sq m (53,655 sq ft)



96

DUKESWAY

TEESSIDE INDUSTRIAL ESTATE

TS17 9LT

Under Refurbishment






96 DUKESWAY
 TEESSIDE INDUSTRIAL ESTATE
 TS17 9LT

LOCATION

The subject property is located prominently on Dukesway at Teesside Industrial Estate. The estate is situated to the south of Thornaby within the Teesside Conurbation lying adjacent to the A19 and approximately 2 miles from the A66.

Nearby operators include Toolstation, Greggs, Subway, Screwfix and Howdens.



Detached Building



6.23M - 11.90M Eaves



Secure Yard and Car Parking



Two Storey Offices



2.90 Acre Site

DESCRIPTION

The property comprises a substantial detached industrial/ warehouse building of steel part of framed construction. The building was constructed in 1994 and extended in 2000.

The elevations are a combination of cavity brick/block work to a height of 2.1m profile metal Cladding above. The roof is pitched design with profile metal decking over incorporating 10% roof lights.

The original building has integral two story offices along the front elevation. The extension has similar single story office facilities again running along the front of the building, with mezzanine storage above. The office is finished to a high standard with suspended ceilings, solid carpeted floors, perimeter trunking and reflective double glazed windows.

The original unit has a clear eaves height of 6.36m. The extension has an eaves height of 11.09m.

Secure parking for 38 cars is provided to the front of the property with a secure yard to the rear.

The total site area is approximately 1.17 ha (2.9 acres).



ACCOMMODATION

The unit is arranged on ground floor and basement with the following approximate internal areas:

Description	SQ M	SQ FT
Original Warehouse	1,908.5	20,543
Ground Floor Offices	241.2	2,596
First Floor Offices	241.2	2,596
Sub Total	2,390.9	25,735
Extended Warehouse	2,070.2	22,284
Ground Floor Offices	261.8	2,818
Mezzanine Stores	261.8	2,818
Sub Total	2,593.8	27,920
Total	4,984.7	53,655



 **96 DUKESWAY**
TEESIDE INDUSTRIAL ESTATE
TS17 9LT

EPC

The building has an EPC rating of B.

BUSINESS RATES

The rateable value is £230,000 for 2026/2027.

TERMS

The unit is available To Let by way of a new Full Repairing and Insuring lease for a term of years to agreed at an annual rent of £295,000 plus VAT per annum.

LEGAL COSTS

Each party to bear their own legal costs.

ALL ENQUIRIES

For all enquiries and viewing arrangements please contact:

CONNECT NORTH EAST
PROPERTY
01642 602001
www.cpne.co.uk

HTA
REAL ESTATE
0191 245 1234
www.htare.co.uk

Jonathan Simpson

M: +44 (0) 7904 622 280

E: jonathan@cpne.co.uk

Richard Scott

M: +44 (0) 7787 697 757

E: richard@htare.co.uk

Nick Atkinson

M: +44 (0) 7950 319 060

E: nick@htare.co.uk

IMPORTANT NOTICE

Joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. June 2026