



To Let

Unit 3 Portrack Trade Park, Cheltenham Road, Portrack Lane, Stockton, TS18 2AD

- Trade Counter unit
- Established location
- Excellent location close to the A19
- Nearby occupiers include Screwfix, Toolstation & Greggs

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Location

Portrack Trade Park is located on Portrack Lane in with excellent access to the A19.

Portrack Lane is an established mixed-use area, comprising, retail, trade counter and commercial occupiers. The Trade Park is located immediately adjacent to B&Q and nearby are a number of other national operators including Asda, Go Outdoors Wickes.

Occupiers on Portrack Trade Park include Greggs, Screwfix, Toolstation, Joseph Parr & Anglers Direct

Description

The premises are of steel portal frame construction to an effective eaves height of approximately 6.17 metres with block work walls to lower levels over-clad with profile metal sheet cladding to all elevations and the roof.

Pedestrian/Trade Counter access is available to the front of the premises as is on-site car parking facilities.

To the rear there is loading access via and electric sectional up-and-over insulated loading door.

Accommodation

We calculate the premises provide the following approximate gross internal area:

Unit 3 – 357.40 m² (3,847 sq ft)

Terms

The property is offered to let by way of a new FRI lease on terms to be agreed at a rent of £53,858 per annum exclusive

Business Rates

The Rateable Value is £35,750.

We recommend that interested parties make their own enquiries with the Local Rating Authority to determine the precise rates payable

Energy Performance Certificate (EPC)

The premises have an Energy Performance Asset Rating of Band C (67). A full copy of the EPC is available for inspection on request.

Services

The property benefits from all main services

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate: -

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