

TS25 1UE

INDUSTRIAL

Ullswater Road, Longhill Industrial Estate, HARTLEPOOL

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- GAS FIRED WARM AIR HEATERS IN PRODUCTION AREAS
- LARGER UNITS WITH OFFICES
- SOME LARGER UNITS HAVE ADJOINING COMPOUND AREAS
- SECURITY SHUTTERS TO PERSONNEL DOORS & WINDOWS
- SECURITY FENCING AND CCTV
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



INDUSTRIAL

TO LET

SIZES FROM

689 - 2540 sq ft

64 - 236 sq m

Over 200 locations throughout the Midlands and the North

WHITTLE JONES
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

INDUSTRIAL

Ullswater Road, Longhill Industrial Estate, HARTLEPOOL

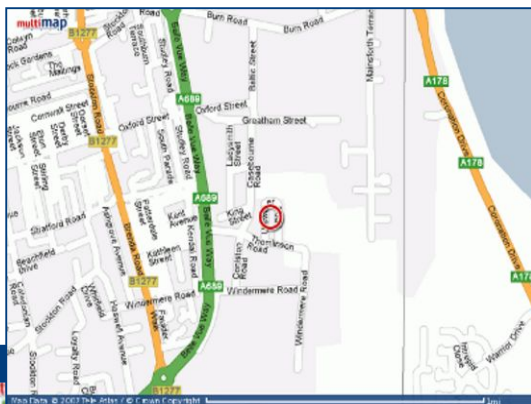


www.northetrust.co.uk

Location

The units are located on Ullswater Road within the Longhill Industrial Estate.

The estate is located off the A689 close to the town centre and has good access to the A19 c. 4 miles.



Description

The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels. Access is via up and over loading doors and separate personnel doors. There are security shutters over the personnel doors and windows. The estate benefits from security fencing and CCTV.

Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of rates and utility charges

Rent

Rent on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

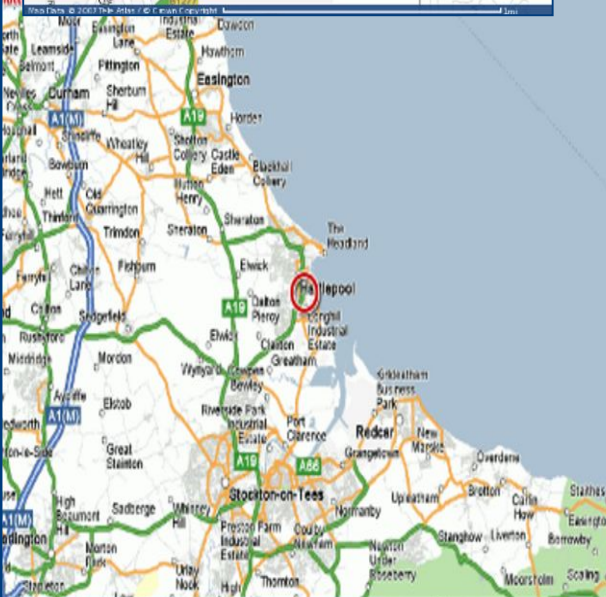
Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East or the joint agent Dodds Brown on 01642 244130.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.



INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

April 2011.

Whittle Jones - North East
42 Mosley Street, Newcastle upon Tyne NE1 1DF
t +44 (0)191 221 1999 f +44 (0)191 221 1888

