



TS6 7BJ

INDUSTRIAL

Bolckow Road Industrial Estate, Grangetown, MIDDLESBROUGH



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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS GAS & MAINS WATER
- WC FACILITIES
- GAS FIRED WARM AIR HEATERS TO PRODUCTION AREAS
- OFFICE INCORPORATED IN EACH UNIT
- INSULATED SECTIONAL LOADING DOORS
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)

INCENTIVES AVAILABLE

Limited Period Only

INDUSTRIAL

TO LET

SIZES FROM

1507 - 2497 sq ft

140 - 232 sq m

Over 200 locations throughout the Midlands and the North



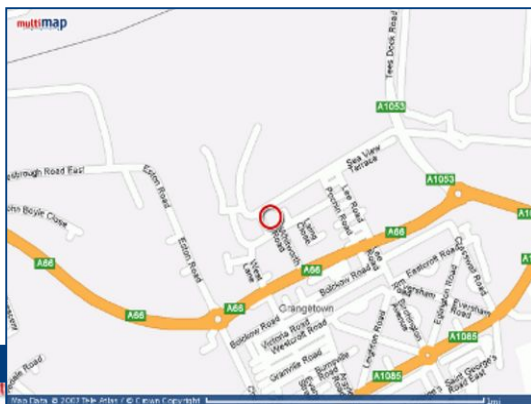
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Location

The units are situated in Vaughan Court to the north of Stapylton Street just off the A66.

The estate is approximately 4 miles to the east of Middlesbrough town centre. The A66 gives access to the A19.



Description

Vaughan Court comprises of 10 workshop units in two terraced blocks. The units are of steel framed construction with elevations in brick/blockwork with insulated profiled metal cladding. Access is via up and over loading doors with separate personnel doors.

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 agents Dodds Brown on 01642 244130.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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

