



**NORTHERN TRUST**  
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# TO LET SKELTON INDUSTRIAL ESTATE

WATNESS AVENUE, SKELTON IN CLEVELAND TS12 2LQ

## WORKSHOP / INDUSTRIAL UNITS

484 - 2,013 sq ft (45 - 187 sq m)

### KEY FEATURES

- Accessed off the A174 providing links to Redcar and Middlesbrough to the North and Whitby to the South
- Partly fenced estate with security fencing
- Loading door access with separate personnel door entry



## CONTACT US:

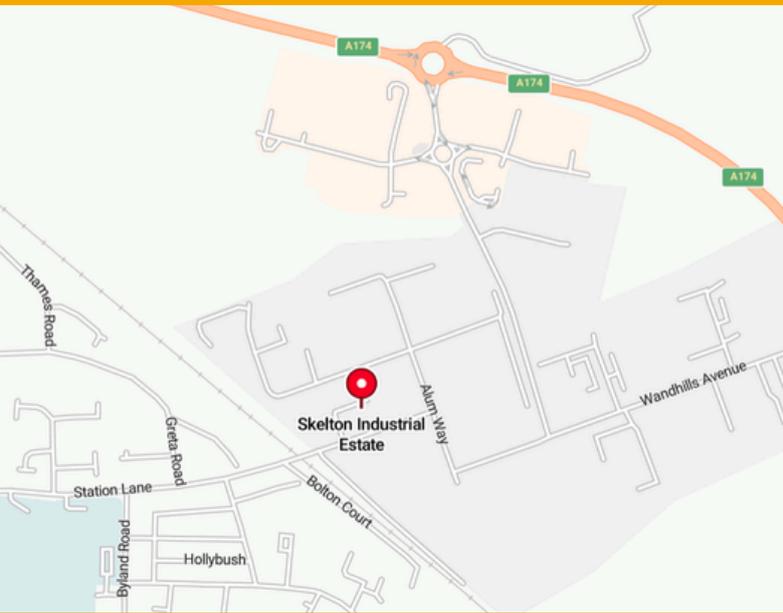
 0191 221 1999

 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

 [northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)

## INDUSTRIAL ESTATE

WATNESS AVENUE, SKELTON IN CLEVELAND TS12 2LQ



### LOCATION

Skelton Industrial Estate is located on Watness Avenue and is situated approximately 0.5 miles to the east of the town centre and south of the A174. The estate benefits from nearby retail and trade parks, along with supermarkets and food outlets and is also well serviced by local bus services.

**WORKSHOP / INDUSTRIAL UNITS**  
**484 - 2,013 sq ft (45 - 187 sq m)**

### DESCRIPTION

Skelton Industrial Estate comprises of 13 workshop units in two terraced blocks. The units are of steel portal frame construction with brick elevations and insulated profiled metal cladding. Access is via up and over loading doors with separate personnel doors. Parking is available directly in front of the units along with further communal parking areas on the estate.

### SPECIFICATION

- 3 Phase electricity supply
- WC and hand washing facilities
- Partially fenced with tenant controlled security gates

### EPC

Individual EPC certificates available on request.



### TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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