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TO LET

BOLCKOW ROAD INDUSTRIAL ESTATE

VAUGHAN COURT, GRANGETOWN, MIDDLESBROUGH TS6 7BJ

WORKSHOP / INDUSTRIAL UNITS

1,507 - 2,497 sq ft (140 - 232 sq m)

KEY FEATURES

- Accessed off the A66 providing links to the A19 and A1(M)
- 3 Phase electricity supply
- Office incorporated in each unit
- Insulated sectional loading door
- Security fencing with tenant controlled access gates



CONTACT US:

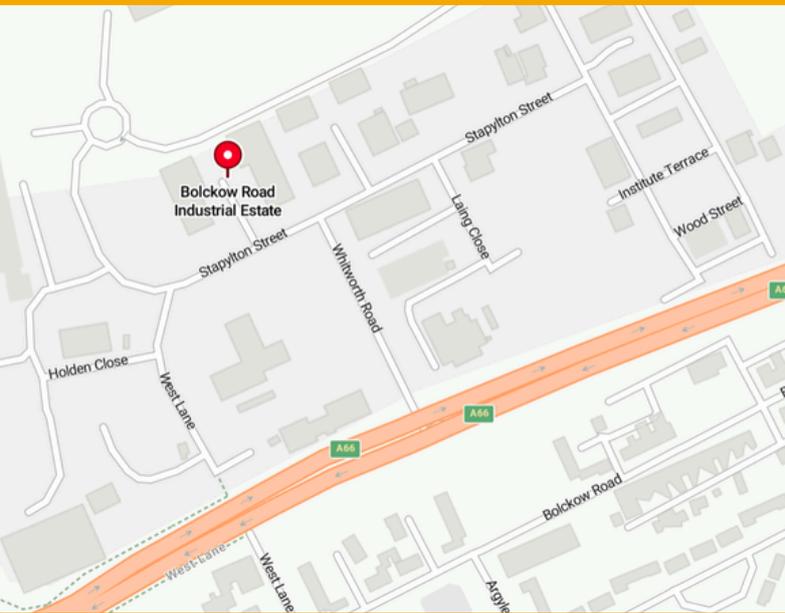
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BOLCKOW ROAD INDUSTRIAL ESTATE

VAUGHAN COURT, GRANGETOWN, MIDDLESBROUGH TS6 7BJ



LOCATION

Bolckow Road Industrial Estate is a well established industrial estate which is easily accessed off the A66 and is approximately 4 miles to the east of Middlesbrough town centre. The units are situated in Vaughan Court which is accessed off Stapylton Street. The estate is also well placed for amenities, with a major supermarket, shops and food outlets within close proximity, ensuring everyday conveniences for businesses and their employees.

WORKSHOP / INDUSTRIAL UNITS
1,507 - 2,497 sq ft (140 - 232 sq m)

DESCRIPTION

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

SPECIFICATION

- 3 Phase electricity supply
- Integral office in all units
- WC and hand washing facilities
- Loading doors 3.0m (w) x 4.0m (h) or 3.5m (w) x 4.0m (h) to larger units
- 2.4m steel palisade fencing with tenant controlled access 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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