



TO LET

SKELTON INDUSTRIAL ESTATE

WATNESS AVENUE, SKELTON IN CLEVELAND TS12 2LQ



- Accessed off the A174 providing links to Redcar and Middlesbrough to the North and Whitby to the South
- Asda supermarket, leisure, retail and food outlets within walking distance
- Partly fenced estate with security gates
- Loading door access with separate personnel door entry

WORKSHOP / INDUSTRIAL UNITS

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



NORTHERN TRUST

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TRAVEL DISTANCE

| | Miles | Mins | Transport |
|---------------|-------|------|-----------|
| A174 | 0.5 | 3 | Car |
| Redcar | 8.2 | 18 | Car |
| Middlesbrough | 14.4 | 27 | Car |
| Whitby | 19 | 36 | Car |

Source: theAA.com

SKELTON INDUSTRIAL ESTATE

WATNESS AVENUE, SKELTON IN CLEVELAND



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. The estate is also well serviced by local bus services.

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

- Brick and blockwork walls with insulated cladding above
- Profile metal clad pitched roof incorporating translucent rooflight panels
- 3 Phase electricity supply
- WC and hand washing facilities
- Partially fenced with tenant controlled security gates

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- 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
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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