



**TO LET**

## **BOLCKOW ROAD INDUSTRIAL ESTATE**

**VAUGHAN COURT, GRANGETOWN, MIDDLESBROUGH  
TS6 7BJ**



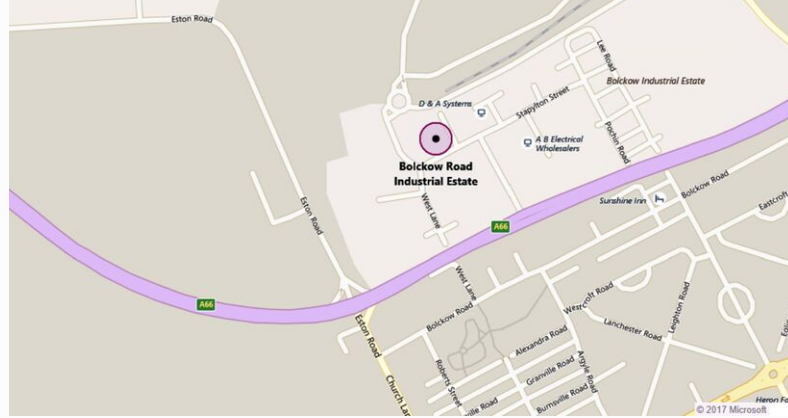
- Accessed off the A66 providing links to the A19 and A1(M)
- 3 Phase electricity supply and mains water
- Office incorporated in each unit
- Insulated sectional loading doors
- Security fencing with tenant controlled access gates

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



**NORTHERN TRUST**  
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## TRAVEL DISTANCE

	Miles	Mins	Transport
A66	0.1	15	Car
A19	5.8	10	Car
Middlesbrough Town Centre	3.9	9	Car
Redcar Town Centre	5.2	10	Car

Source: theAA.com

# BOLCKOW ROAD INDUSTRIAL ESTATE

VAUGHAN COURT, GRANGETOWN, MIDDLESBROUGH



## LOCATION

Bolckow Road Industrial Estate is an 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.

## 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

- Brick & blockwork walls with insulated cladding above
- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- Loading doors 3.0 (w) by 4.0 (h), or 3.5 (w) by 4.0 (h) to larger units
- Integral office in all units
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access 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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