



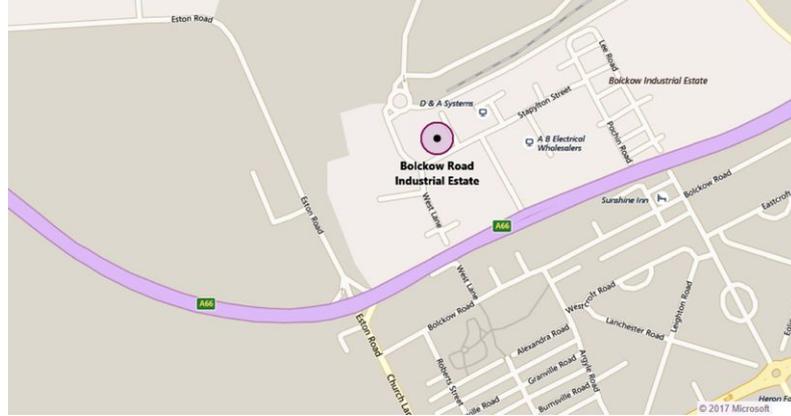
TO LET

**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, mains gas & mains water
- Gas fired warm air heaters
- Office incorporated in each unit
- Insulated sectional loading doors
- Security fencing with tenant controlled access gates

WORKSHOP / INDUSTRIAL UNITS
1,507 - 2,497 sqft (140 - 232 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
A66	0.1	1	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 3.0m (w) by 4.0m (h), or 3.5m (w) by 4.0m (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 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 VAT, rates and utility charges

EPC

The properties have Energy Performance ratings from Band B(46) to Band D(93). The Certificates and Reports can be made available upon request.

VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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