



TO LET

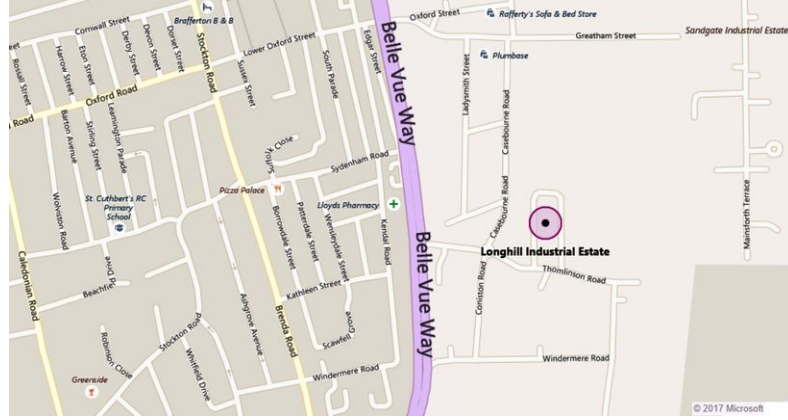
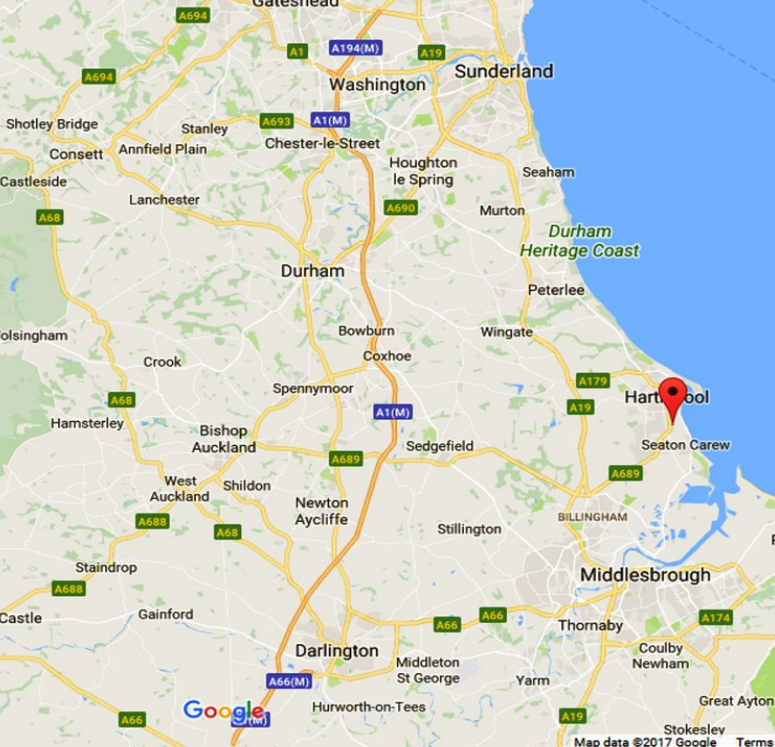
LONGHILL INDUSTRIAL ESTATE

ULLSWATER ROAD, HARTLEPOOL, TS25 1UE



- Great access to Hartlepool town centre and A19 via the A689 or A179
- Well established industrial estate
- CCTV plus security fencing with tenant controlled access gates
- Loading door access with separate personnel door entry
- Office content within larger units
- Adjoining units can be combined (subject to availability)

WORKSHOP / INDUSTRIAL UNITS
689 - 2,540 sqft (64 - 236 sqm)



TRAVEL DISTANCE

	Miles	Mins	Transport
Hartlepool Train Station	1.3	7	Car
A19 via A689	5.1	10	Car
A19 via A179	6.1	16	Car
Middlesbrough Town Centre	13.2	18	

Source: theAA.com

LONGHILL INDUSTRIAL ESTATE

ULLSWATER ROAD, HARTLEPOOL



LOCATION

Longhill Industrial Estate is located off the A689 approximately 1 mile south of Hartlepool Town Centre and approximately 6 miles from the A19 which links Hartlepool to Teesside, County Durham and Tyne & Wear.

DESCRIPTION

The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels, Access is via up and over loading doors and separate personnel doors. Personnel doors and windows include security shutters. The estate also benefits from security fencing with tenant controlled access gates and CCTV.

SPECIFICATION

- Brick & blockwork walls with insulated cladding above.
- Profile metal clad pitched roof incorporating translucent rooflight panels.
- Compounds available with larger units.
- 3 Phase electricity supply.
- WC and hand washing facilities.
- CCTV and Security Fencing.

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(34) to Band E(114). 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.



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