TO LET

ELTON

SKELTON INDUSTRIAL ESTATE

WATNESS AVENUE, SKELTON IN CLEVELAND TS12 2LQ



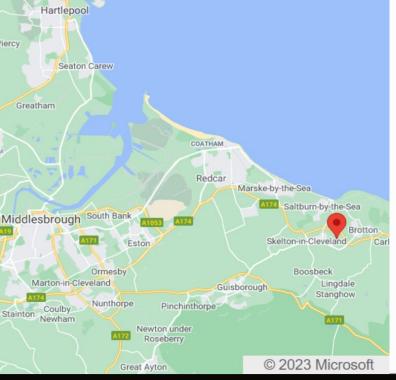
 Accessed off the A174 providing links to Redcar and Middlesbrough to the North and Whitby to the South

E

- 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)







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





TS12 2LQ

01642 244 130 www.doddsbrown.co.uk

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

northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lesses. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects: (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this Designed and produced by Creativeworld Tel: 01282 858200.

Business Units To Let Across the UK

Follow us on for bo