



TO LET

STILLINGTON INDUSTRIAL ESTATE

STILLINGTON, STOCKTON ON TEES TS21 1AF

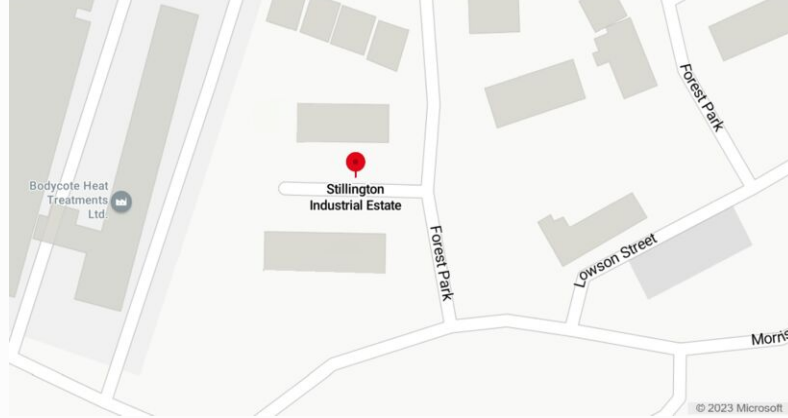


- Fully fenced estate with tenant controlled access gates
- Spacious forecourts
- Good access to the A1(M) and A19
- Insulated roller shutter doors with separate personnel door access
- 3 Phase electricity supply

WORKSHOP / INDUSTRIAL UNITS
506 - 1,281 sq ft (47 - 119 sq m)



NORTHERN TRUST
WWW.NTPROPERTIES.CO.UK



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M)	6.5	12	Car
A19	6.6	14	Car
Stockton Town Centre	7.5	16	Car
Darlington Town Centre	9.4	20	Car

Source: theAA.com

STILLINGTON INDUSTRIAL ESTATE

STILLINGTON, STOCKTON ON TEES



LOCATION

The estate is situated in a quiet residential area of Stillington and is accessed off Morrison Road/South Street which is the main road passing through the village.

DESCRIPTION

Stillington Industrial Estate comprises of 7 workshop units in two terraced blocks. The units are brick/blockwork with slate tiled roofs. Access is via up and over loading doors with separate personnel doors.

SPECIFICATION

- Brick & blockwork walls with dual pitched tiled roofs.
- 3 Phase electricity supply.
- WC and kitchenette facilities.
- Steel palisade fencing with tenant controlled access gates.

EPC

Copies of individual certificates are available upon request.

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

VIEWING / FURTHER INFO

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



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 lessees. 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 lessee shall not rely on such information which is given on condition that any intending purchasers 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 property whether on behalf of proposing vendors or lessors of Northern Trust. December 2023. Designed and produced by Creativeworld Tel: 01282 858200.

Business Units To Let Across the UK

Follow us on

