



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

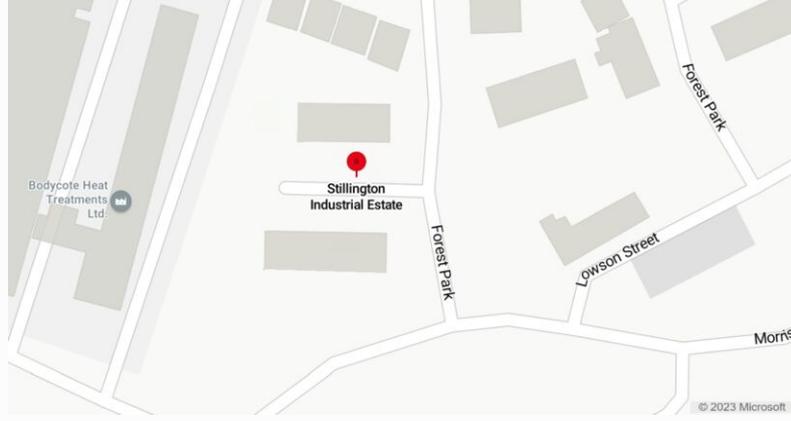
WORKSHOP / INDUSTRIAL UNITS

506 - 1,281 sq ft (47 - 119 sq m)



NORTHERN TRUST

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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.



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