

# Stockton-on-Tees

## Units 6 & 7

### Portrack Lane

### Cleveland

### TS18 2ES

- **Freehold Vacant Warehouse/ Offices**
- Established industrial and retail warehouse location
- Total floor area 1,528 sq m (16,442 sq ft)
- Asset management opportunity
- May suit owner occupiers or investors

## Vacant Possession



### Tenure

Freehold.

### Location

Stockton-on-Tees has a resident population of some 191,600 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications being 4 miles west of the A19 trunk road and 3 miles north of the A66 dual carriageway which links the A19 with the A1(M) Motorway.

The property is situated on the north side of Portrack Lane within an established industrial and retail warehouse location, a short distance north-east of Stockton-on-Tees town centre.

### Description

The property comprises a purpose built double-bay warehouse providing workshop/warehouse accommodation as well as office and WC facilities. Externally, there is space for loading and parking.

The property provides the following gross internal accommodation and dimensions:

Ground Floor Office	117 sq m	(1,259 sq ft)
Ground Floor WC/Canteen	80 sq m	(861 sq ft)
First Floor Office	205 sq m	(2,201 sq ft)

Unit 6 – Warehouse	642 sq m	(6,911 sq ft)
Unit 7 – Warehouse	484 sq m	(5,210 sq ft)
<b>Total</b>	<b>1,528 sq m</b>	<b>(16,442 sq ft)</b>

### Tenancy

The entire property is to be offered with VACANT POSSESSION UPON COMPLETION.

### VAT

VAT is applicable to this lot.

### Rateable Value

We understand the rateable value is £36,250.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 78 Band D (Copy available on website).

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register by emailing: [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your email please ensure that you enter 'Lot 42 Stockton-on Tees'.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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