



## **FOR SALE / TO LET**

### **Nelson Street Industrial Estate**

Middlesbrough, TS6 6BJ

**Units available from 530m<sup>2</sup> (5,700 sq ft)**

- > Adjacent to the A66 approximately 4 miles east of Middlesbrough Town centre
- > Open workshop/storage space with supporting 2 storey offices and staff facilities
- > Parking and loading areas within a shared compound.



## SITUATION AND DESCRIPTION

Nelson Street Industrial Estate is located adjacent to the A66 approximately 4 miles east of Middlesbrough Town centre and close to Teesport (2 miles), Wilton and other major locations serving the Teesside area.

The Estate is situated between an ASDA Supermarket and SK Chilled Foods and comprises 8 units arranged in 2 terraces with a shared yard area.

The premises are of steel portal framed construction with brick/block infill walls and profile metal sheeting above and to the roof which incorporates translucent panels.

The units typically provide open workshop/storage space with supporting 2 storey offices and staff facilities.

Externally there are parking and loading areas within a shared compound.

## TERMS

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively the premises are available to purchase. Further information is available upon request.

## ACCOMMODATION

Units are available from 530m<sup>2</sup> (5,700 sq ft).

## BUSINESS RATES

We recommend that interested parties refer to the VOA website or contact the local business rates department to establish the precise rates payable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Energy Performance Certificates are available upon request.

## VAT

All figures are quoted exclusive of but will be liable to VAT.



## VIEWING

By appointment with the Sole Agents:

**David Jackson M:** 07597 974 607 **E:** david@jackson-partners.co.uk

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