

TO LET

**1 Ellerbeck Court, Stokesley Business Park, North
Yorkshire TS9 5PT**



- **Prominent modern workshop/trade counter unit.**
- **Ground floor refurbished offices.**
- **Dedicated parking spaces & yard.**
- **High quality specification.**

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www.jackson-partners.co.uk

Situation

Stokesley Business Park is one of North Yorkshires premier business locations accommodating a number of international and regional companies.

Approximately eight miles south of Middlesbrough and overlooking the North York Moors National Park, Stokesley is a popular location being adjacent to the A172 which facilitates access to several important arterial routes, particularly the A19, which provides access throughout the region.

Description

The premises are prominently positioned at the junction of Ellerbeck Way & Ellerbeck Court and are of steel portal framed construction with brick & block infill walls and profiled metal insulated cladding panels above and to the roof.

Access to the warehouse is via an electric roller door which provides clear working space with an eaves height and working height of 4.5m & 6.0m respectively.

The office/showroom to the front has been refurbished to a good standard with staff facilities and mezzanine storage above.

Externally there is ample parking and secure yard area.

Accommodation

We calculate that the premises provide the following approximate gross internal areas.

Warehouse	292m ² (3,150sqft)
Partitioned offices	112m ² (1,200sqft)
Mezzanine	153m ² (1,650sqft)
Total GIA	557m² (6,000sqft)

Including reception kitchen and staff areas

Externally dedicated parking and circulation space in landscaped grounds.



Services

We have not tested any of the services but understand the premises have available and are connected to all mains services including electricity to 3 phase.

Business Rates

We recommend that interested parties contact the local rating department to confirm the precise rates payable.

Terms

The premises are subject to an FRI lease from 20th June 2024 for 5 years. The premises are available to let by way of assignment or a new lease may be available on terms to be agreed.

VAT

VAT will be charged at the prevailing rate.

EPC

The premises have an EPC rating of E. A copy of the certificate is available upon request.

Legal costs

Each party is responsible for their own legal costs incurred in this transaction.

Viewing & further information

Strictly via sole agents Jackson & Partners.

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