

# Skippers Lane Industrial Estate Middlesbrough

Available to Let  
Warehouse  
15,850 sq ft

Good access to the A66 and A19



3 loading doors



Fenced and gated yard



24-hour access



Ancillary Office - Accommodation



On-site car parking and loading





# Skippers Lane Industrial Estate

Commerce Way, Skippers Lane Industrial Estate Middlesbrough TS6 6UR



## Description

The property comprises a steel portal framed constructed warehouse/industrial building with dual pitched roof interspersed with translucent roof light panels.

To the front the unit is offices, WC's and kitchen/breakout areas, 2 concertina shutter loading access door and 1 roller shutter loading door leading directly to a fenced yard and car parking area.

## Location

The property is prominently located within the established Skippers Lane Industrial Estate, being approximately 4 miles east of Middlesbrough town centre and in close proximity to the A66 Trunk Road which in turn provides access to the regional road network. Durham Tees Valley Airport is 13.5 miles west and Stockton Railway Station is 0.8 miles west of the estate.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

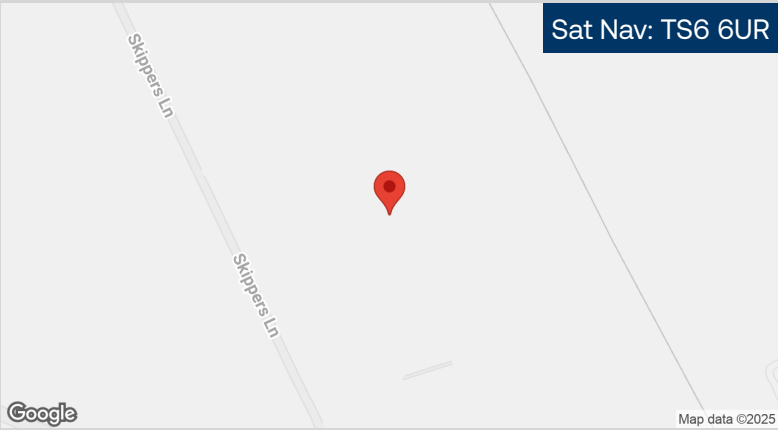
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit E3/E4/E5	Warehouse	15,850	Immediately
Total		15,850	

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