

# Skippers Lane Industrial Estate

Commerce Way, Skippers Lane Industrial Estate Middlesbrough TS6 6UR  
Warehouse | 15,850 ft<sup>2</sup>



Good access to the  
A66 and A19



3 loading doors



Fenced and gated  
yard



24-hour access



Ancillary Office -  
Accommodation



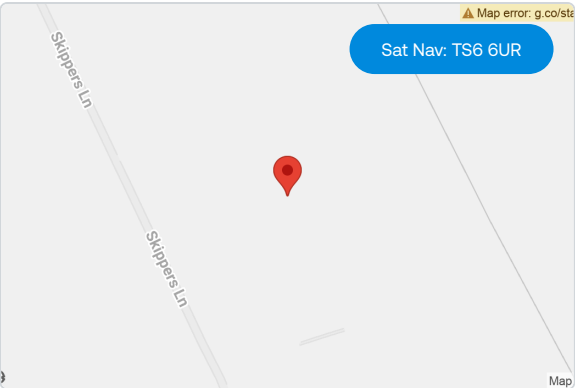
On-site car parking  
and loading

Available to Let

LastMileFirst | [mileway.com](https://mileway.com)







## 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.

## Further information

EPC  
D.

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.

[Book a viewing](#)

**Mileway**

Peter Smith  
northeast@mileway.com  
0191 3130440



Tim Carter  
tim@cpne.co.uk  
01642 704930



## Accommodation:

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

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**