

# Blackhall Colliery Industrial Estate

Hackworth Road Cleveland TS27 4EL

Warehouse | 800 - 2,400 ft<sup>2</sup>



Three-phase electricity



On-site parking



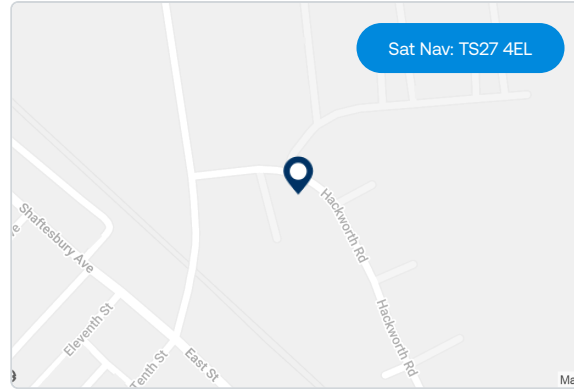
Roller shutter doors



24-hour access

Available to Let





## Description

Ideal for a small business, this single-storey unit is of steel portal frame construction with brick, block and steel sheet walls and steel sheet roof, which incorporates roof lights. There is three-phase electricity, WC facilities, and a roller shutter door leading to the loading area outside.

## Further information

**EPC**  
Unit 1: C, Unit 5: D, Unit 10: C.

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**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



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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	800	Under offer	425
Unit 5	Warehouse	800	Under offer	425
Unit 10	Warehouse	800	Immediately	450
<b>Total</b>		<b>2,400</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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