

# Durham Lane Industrial Park

Eaglescliffe Stockton-On-Tees TS16 0PN

Warehouse | 5,200 ft<sup>2</sup>



Good access to the A19 via the A66



Loading doors



24-hour access



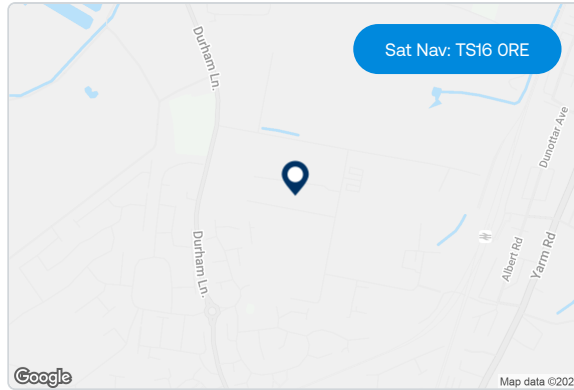
On-site parking



Next to Nifco and Tetley Tea

Available to Let





## Description

The property comprises semi-detached industrial unit, being of steel frame construction with concrete floors. The roof is of pitched construction, being clad with corrugated sheeting with an approximate eaves height of 4.57m (15ft).

## Location

Durham Lane Industrial Park is located midway between Middlesbrough and Darlington, approximately 6 miles South of Stockton on Tees. The estate benefits from excellent access to the A66 linking to the A1 and A19 regional road networks. Teesside Airport is situated approximately 5 miles West of Eaglescliffe.

## Further information

### EPC

Unit 6A: 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 (£)
6A Guiseley Way	Warehouse	5,200	Immediately	2,335
10 Guiseley Way	Warehouse	5,200	Under offer	2,335
Total		10,400		

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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