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TO LET

Unit 7, Wingate Grange Industrial Estate, TS28 5AH

Rent: £6,900 per annum



- Light Industrial Unit/Workshop
- ❖ Area of approximately 800 Sq ft
- Comprises of Workshop/Office and WC
 - Parking to front of unit
- Zero Business Rates Subject to meeting qualification criteria





Description

Light industrial unit forming part of Wingate Grange Industrial Estate. The unit is of steel portal frame construction with brick walls and a profile metal sheeted roof.

Location

Wingate is settlement which is situated approximately 4.5 miles to the south west of Peterlee and 6 miles to the north east of Hartlepool. Road links are good with the property being a short distance from the A19 (access via the A181) which offers good road links throughout the region. Occupiers on the estate include a wide variety of light industrial, recycling and vehicle repair businesses.

Accommodation

The property extends to approximately 800 sq ft and is made up of a warehouse, office, and WC. Vehicular access is via an electric roller shutter door and to the front of the property is a service yard/car park.

Services

As far as we are aware the property has mains supplies of water and electricity.



Energy Performance Certificate

An Energy Performance Asset Rating Band D (94). Full certificate will be provided on request.

Terms

Available by way of a new full repairing and insuring lease, at a rent of £6,900 per annum plus VAT, exclusive of business rates, service charge and all other outgoings.

Rating Assessment

£3,450 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2024/2025 is 54.6p in the pound. Rates payable are therefore £1,884 less any Small Business Relief or any other discounts, which might be applicable.

Contact Information

For further information please contact Greig Cavey Commercial Limited.



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