

## TO LET

15c Prospect Way, Park View Industrial Estate

Rent: £24,000 per annum + VAT



- ❖ Workshop extending to 743 sq m/8000 sq ft
- ❖ Located on popular industrial estate with frontage onto Brenda Road
  - ❖ Suitable light industrial or trade counter types uses
- ❖ Nearby occupiers include Bristol Street Motors, Jump 360 & Kerry Foods
  - ❖ Main Road Visibility

## Description

Unit 15 Prospect Way is a multi let industrial building made up of 8 units including the subject unit which is known as 15c. Suitable uses would include workshop, light industrial, trade counter or garage subject to any necessary planning consents.

## Location

The property is situated on Prospect Way which forms part of Park View Industrial estate which accessed via Brenda Road in Hartlepool. The unit is close to the town centre with easy access to the A689 and in turn the regional road network. Nearby occupiers include Jump 360, Kerry Foods, Bristol Street Motors, Lidl, Aldi and Tees Bay retail Park.

## Accommodation

The unit comprises workshop with offices & WCs extending to 743 sq m/8000 sq ft. Access is via a roller shutter door. The internal height is 3.9m rising to 4.69m at the apex. To the front of the property is an area of yard which provides open storage / car parking.



## Energy Performance Certificate

Energy Rating 65 (Band C). Full certificate available on request.

## Terms

The premises are available to let by way of a new effective full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £24,000 per annum + VAT. The landlord reserves their right to request a rental deposit.

## Rating Assessment

£18,500 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2022/23 is 51.2p in the pound. Rates payable are therefore £9,472.00 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information and to verify the accuracy of the above information.

## Services

The property has benefit of mains supplies of water and electricity (via landlords supply) in addition to mains drainage.



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