

TO LET

Unit 7, Wingate Grange Industrial Estate, TS28 5AH

Rent: £7,200 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 £7,200 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.

