

## TO LET

Unit 10 Hartlepool Workshops, Usworth Road, TS25 1PD

Rent: £5,500 per annum plus VAT



- ❖ Part of Development which includes a range of workshops, offices and light industrial units
- ❖ Available immediately
- ❖ Ample car parking spaces available on site
- ❖ Total useable floor area of 99 sq m / 1066 sq ft

## Description

Hartlepool workshops are situated on Usworth Road in Hartlepool and consist of a mix of offices, workshops and light industrial units. All units benefit from 24 hour access, well maintained communal spaces and ample free on site car parking.

## Location

The property is located on Usworth Road in Hartlepool, in an area which is popular with industrial, retail, office and trader counter occupiers. The site is close to Tees Bay Retail Park which has a number of prominent national retailers including Halfords, Home Bargains, The Range and Aldi. It is also adjacent to the Stag and Monkey Pub (Greene King Plc), Travis Perkins and Stagecoach bus depot.

## Accommodation

Unit 10 extends to 99 sq m/1065 sq ft.

Access is via a shared reception and communal internal corridor/loading area. There are shared WC's and kitchen facilities. The unit also has its own stainless steel sink in situ.



## Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

## Energy Performance Certificate

Energy Performance Asset Rating 108 (Band E).

Full certificate available on request.

## Terms

The premises are available to let by way lease for a term to be agreed at a rental of £5,500 per annum plus VAT. The rent is inclusive of water rates and service charge but exclusive of electricity consumption, gas consumption (if applicable) and business rates.

The landlord reserves the right to request a rental deposit.

## Rating Assessment

£4,850 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

The UBR for the period 2026/2027 is 43.2p in the pound. Rates payable are therefore £2,095.2 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

## Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or email [enquiries@greigcavey.com](mailto:enquiries@greigcavey.com)