

TO LET

UNIT 4 & 5, FLECK WAY, TEESSIDE INDUSTRIAL ESTATE, THORNABY, TS17 9JZ



- Strong Roadside Position just off the A19 and entrance to Teesside Estate.
- Forms part of established parade with parking.
- Potential for a variety of uses under E Class.
- Occupiers in the parade consist of **Greggs, Subway, Dominos and WATT Beauty** with **The Anson Farm Pub** opposite.
- Unit can be subdivided subject to individual requirements - **1,491 sqft – 3,300 sqft available**.

LOCATION/SITUATION

The parade is located with main road frontage to the A174 next a new roundabout and entrance to Teesside Estate on Fleck Way, a well established industrial location covering an area of approximately 300 acres. The Anson Farm Pub sits opposite the junction. The dual Carriageway A19(T) is located approximately 0.25 miles to the East and Ingleby Barwick housing estate approximately 0.5 miles to the West, where residential development is still ongoing with in excess of 10,000 dwellings already built and expected to house up to 25,000 residents.

ACCOMMODATION

Arranged over ground floor and of clean shell condition. The accommodation provides the following areas/split.

Unit 4	168 m ²	1,809 ft ²
Unit 5	139 m ²	1491 ft ²
Unit 4 & 5	307 m ²	3,300 ft ²

LEASE TERMS

The unit/s are available on a new effective Full Repairing & Insuring lease from £15.15 ps qft. The annual quoting rents as follows:

Unit 4: £32,500 pax
Unit 5: £26,800 pax
Unit 4 & 5: £50,000 pax

BUSINESS RATES (Unit 4 & 5 Combined)

Rateable Value	£63,000
2023/2024 UBR	£0.512
Estimated Rates Payable	£32,256

Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

Please note the assessment is for the units combined. If the unit is to be split the rates would be reassessed accordingly.

EPC

The property has an Energy Performance rating Of B41. A full copy of the EPC is available upon request.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable. There is a Service Charge for the common areas.

VIEWING

For enquiries, viewing, and general information, please contact @retail or our Joint Agents Connect Property.

Ian Thurlbeck

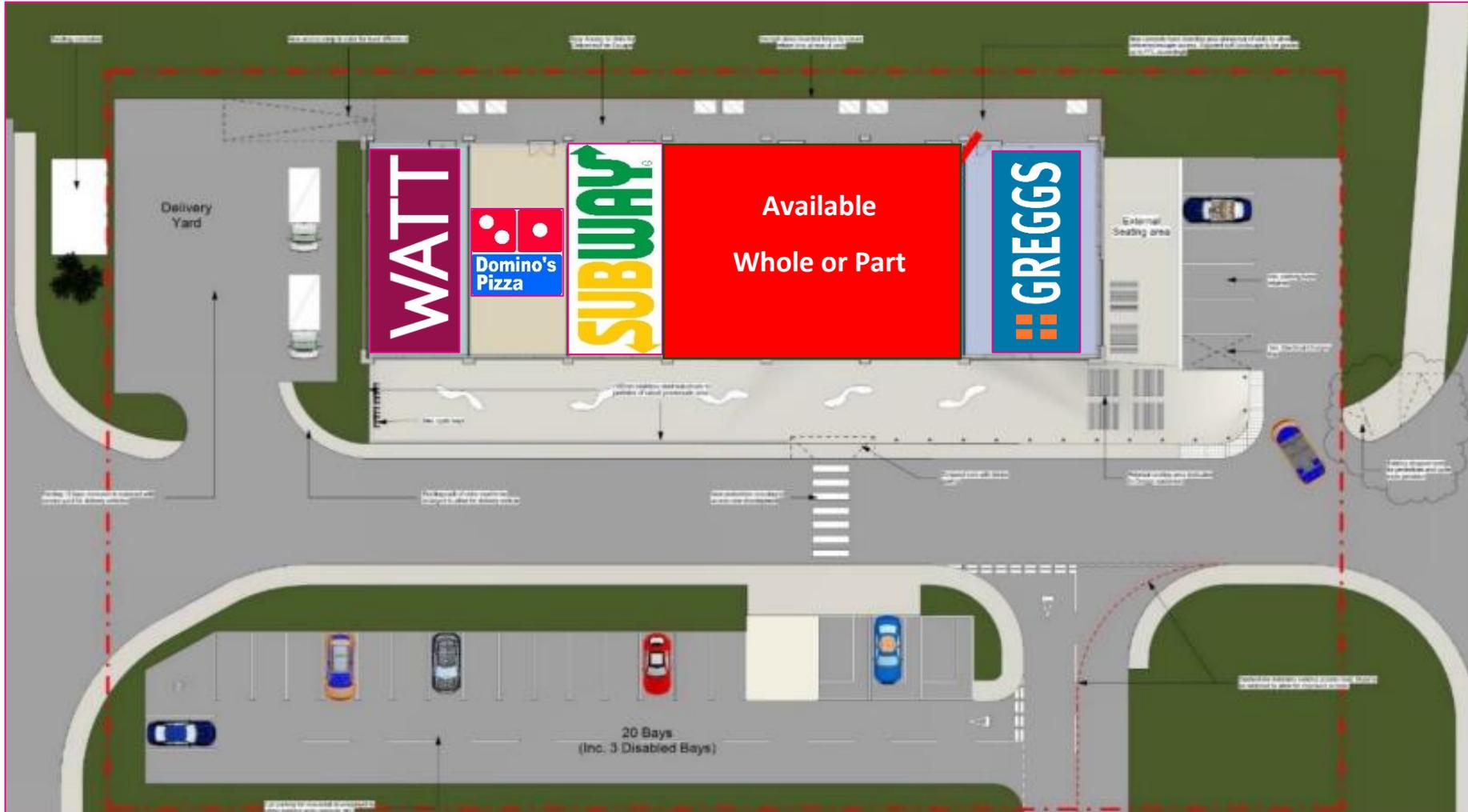
E: iant@atretail.co.uk

M: 07515 831 417

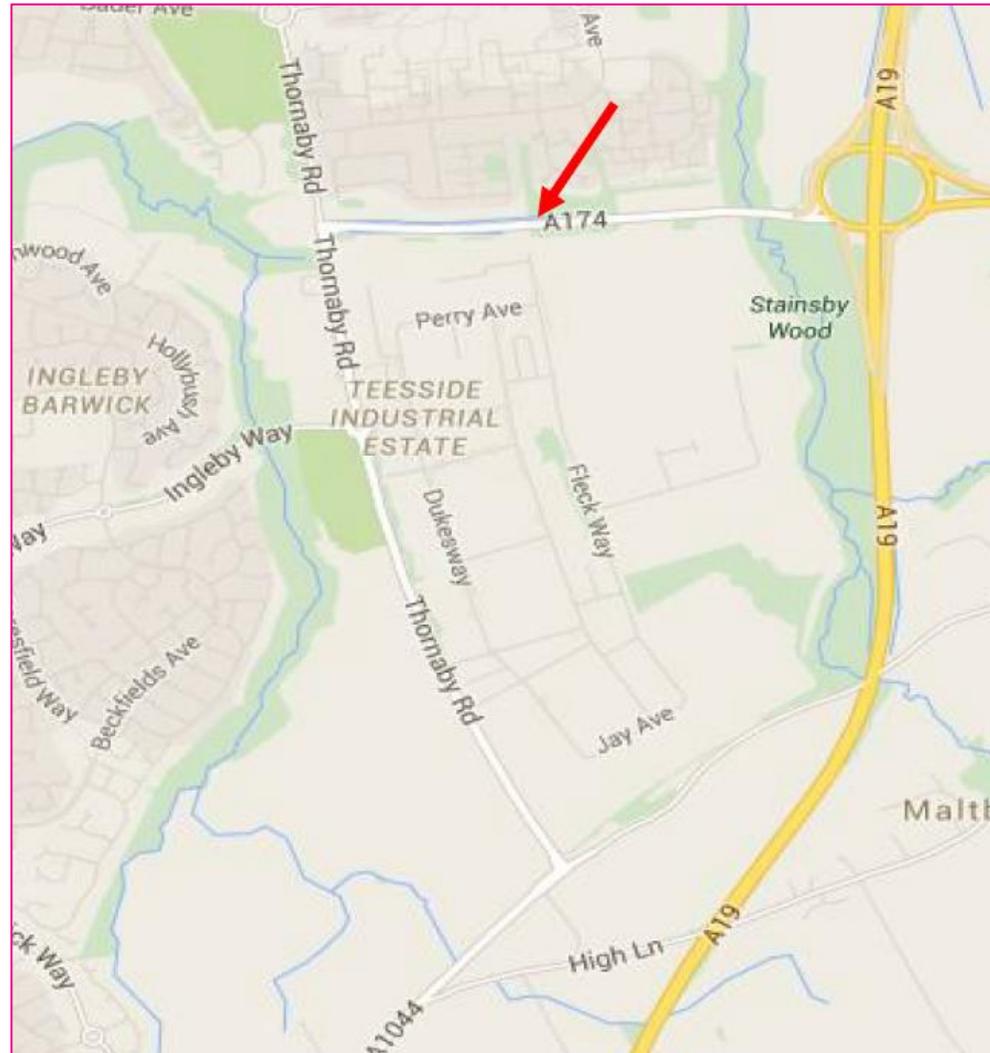
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