

# TO LET

Approximately  
75,000 sq ft  
Will Split

Malleable Way, Portrack Lane Estate,  
Stockton on Tees, TS18 2QX

Competitive Rent and  
Concessions Available



Low Cost High Bay Warehousing  
With Extensive Hardstanding

	Sq M	Sq Ft
Front Warehouse	2,780.4	29,928
Rear Warehouse	3,564.9	38,373
Reception, Offices, WCs and Staff facilities	360.4	3,879
Offshot Ancillary Stores	195.0	2,100
<b>TOTAL</b>	<b>6,900.7</b>	<b>74,280</b>

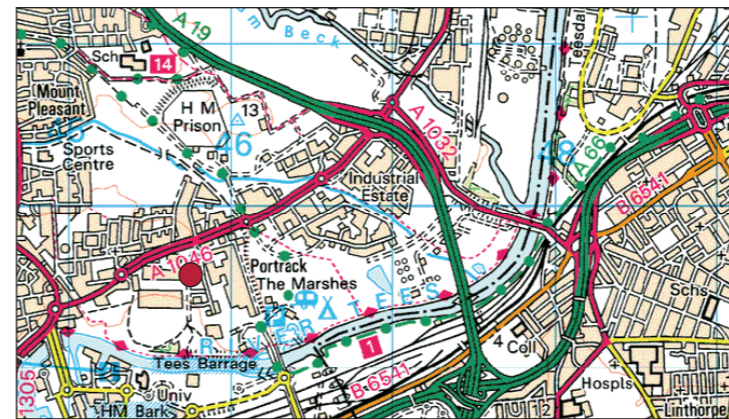
In addition to the buildings there are fenced yard and car parking areas comprising approximately 4,875 Sq M (59,382 Sq Ft).

#### LOCATION

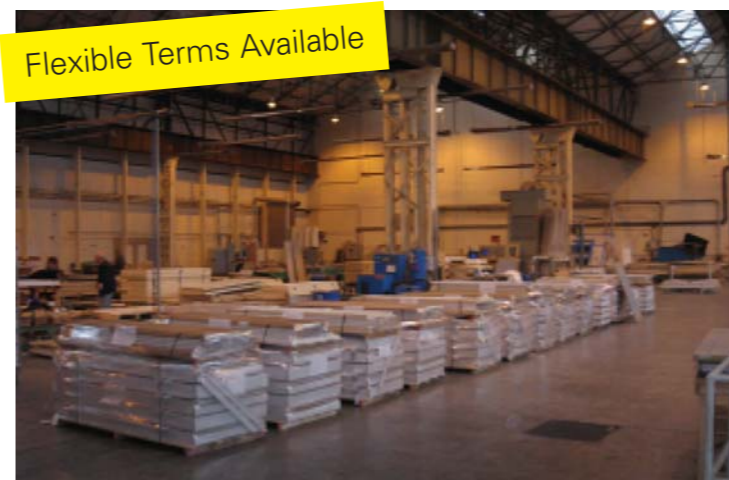
The property is situated just off Portrack Lane to the east of Stockton Town Centre, and approximately 1 mile due west of the A19 dual carriageway.

Portrack Lane is associated with the retailing and service sectors attracting major companies such as B & Q, Asda and Magnet as well as many trade type retail warehouse operations. The property is adjacent to the Dickens Self Storage facility, and there are several cash and carry warehouses in the vicinity including Booker.

The close proximity of the Estate to the A19 means that the property is ideally located for distribution.



Flexible Terms Available



#### DESCRIPTION

The property comprises a steel framed warehouse / industrial unit in two bays under a trussed roof structure with steel profiled cladding to the walls and roof. The property also includes a modern brick built single storey office area attached to the south elevation of the building under a single pitch profiled sheet roof.

The specification includes the following features:

#### Front Warehouse

- 11.9 m to underside of trussed rafters
- 3 phase electricity
- Halogen pendant lighting
- Suspended Ambi Rad Heating
- 1 manual roller shutter doors to side elevation
- 2 electric roller shutter doors to front elevation
- Recently relaid floor

#### Rear Warehouse

- 11.9 m to underside of trussed rafters
- 3 phase electricity
- High Bay lighting
- 1 hot air blower
- 1 3 tonne crane
- 1 manual roller shutter door to side elevation
- 1 electric roller shutter door to side elevation

#### Office

- Suspended ceilings
- Recessed fluorescent strip lighting
- Hot water central heating radiators
- Double glazed UPVC windows
- Carpet and laminate wood flooring throughout
- Canteen
- WC's
- Intruder Alarm

#### TERMS

Flexible terms are available on this property. The property is held on lease until 31st March 2019 at a rent of £162,500 per year exclusive of VAT and other outgoings with the benefit of fixed increase rent reviews, rising to a maximum of £196,200 in 2013. The property can be made available either by assignment of the existing lease or by way of a sub-lease for a period to be agreed.

#### RATEABLE VALUE

£116,000

#### VIEWING

Strictly by appointment with:-

NAI Fuller Peiser,  
Belgrave House,  
Bank Street,  
Sheffield, S1 2DR

Naylors Chartered Surveyors,  
4th Floor, 93A Grey Street,  
Newcastle upon Tyne,  
NE1 6EG

Tom Lamb or  
Nick Baker on  
0114 241 2222

Keith Stewart or  
Bill Naylor on  
0191 232 7030

June 2006

PRINCIPAL OFFICE: WHITTINGTON HOUSE, 19-30 ALFRED PLACE, WC1E 7EA AND BIRMINGHAM, MANCHESTER, SHEFFIELD, EDINBURGH AND BRISTOL  
ASSOCIATED OFFICES WORLDWIDE

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#### PROPERTY MISDESCRIPTIONS ACT 1991

Note: If areas quoted do not state specifically "internal" or "external" areas, please contact the agent for confirmation. All areas quoted are approximate.

In order to comply with the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2003 you may be required to provide formal personal identification of yourself and your organization prior to submitting a formal offer.

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