

For Identification Purposes Only



## Industrial/ Warehouse Complex and Land Haverton Hill, Billingham TS23 1PS

- Approximately 1,997 sq m (21,500 sq ft)
- 8.50 Acre Site
- Surfaced Storage Land
- Prominent location on Haverton Hill Road
- Excellent Links to the A19
- Secure Site
- Large Power and Gas Supply

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## LOCATION

The premises are located prominently on Haverton Hill Road (A1064) south west of Billingham Town Centre with excellent access to the A19 and Portrack Lane in Stockton on Tees. Nearby occupiers include Able UK, Lucite and Growhow. A Plant are located within the same complex.

Stockton on Tees is located approximately 40 miles south of Newcastle Upon Tyne, 60 miles north of Leeds and 4 miles west of Middlesbrough.

## DESCRIPTION

The property comprises of a flat triangular shaped site, with surfacing a combination of hard standing and concrete. Externally the property has separate two storey offices and laboratory facilities and a separate single storey detached workshop. The site is fenced and gated from the A1064 Haverton Hill Road and sits within a self-contained industrial estate.

## SERVICES

The site is supplied via a direct 11,000kv electric cable off Haverton Hill Road. The supply is stepped down at the onsite substation to 415 KVA for site use. Mains gas is supplied directly from Haverton Hill Road at 30 - 70 millibars. There are on site effluent containment facilities.

Interested parties are advised to make the relevant enquiries and should satisfy themselves in this regard.

## ACCOMMODATION

The property has the following approximate gross internal floor areas:

**Building 7** – 1,579 sq m (17,000 sq ft)

**Building 8** – 418 sq m (4,500 sq ft)

The total site area is approximately 3.44 Ha (8.50 acres)



## BUSINESS RATES

The site will be assessed for business rates upon occupation. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Available upon application.

## TERMS

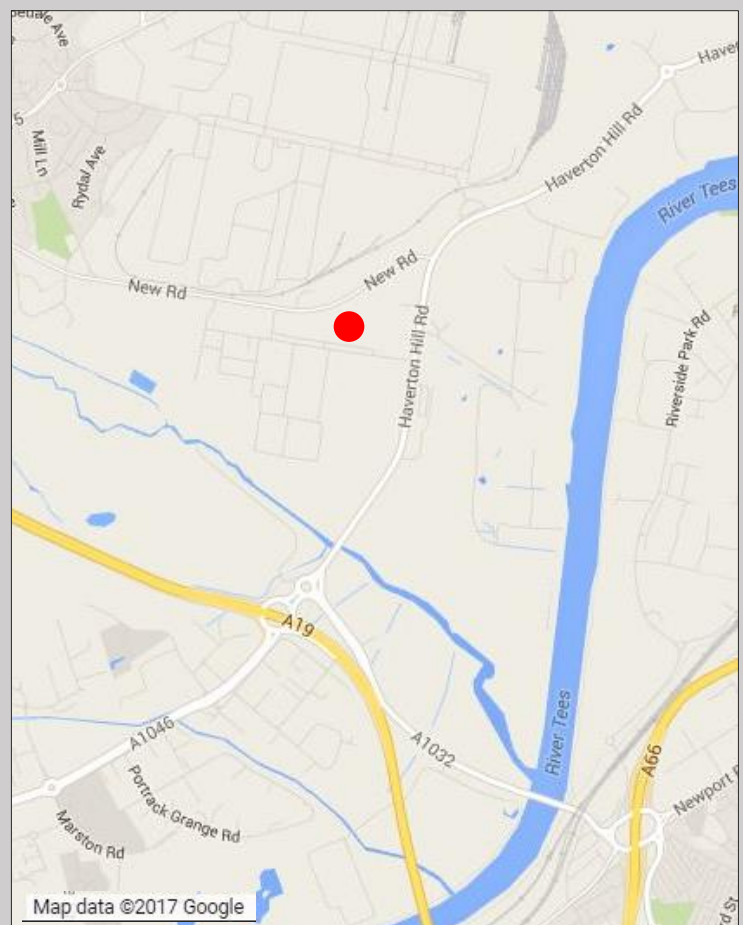
The site is available for sale at an asking price of £1,300,000 (one million three hundred thousand pounds) exclusive. Alternatively, the site and buildings are available to lease, with further information available upon application.

## VIEWING

Strictly through the agents Connect Property North East:

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