

TO LET
SECURE YARD AREA
Approximately 0.89 acres

SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



MAINSFORTH TERRACE
SANDGATE INDUSTRIAL ESTATE
HARTLEPOOL
TS25 1NR

LOCATION

The subject site is situated approximately 1.5 miles from Hartlepool Town Centre and less than 1 mile from the A689 affording any occupier excellent communication links and services.

More specifically the site is prominently located fronting Mainsforth Terrace close to its junction with Burn Road within the established and well known Sandgate Industrial Estate.

DESCRIPTION

Secure land area of approximately 0.89 acres which will benefit from a hardstanding surface, is fenced or walled to all perimeters with double loading access gates directly onto Mainsforth Terrace to the front of the site.

SERVICES

We understand that all mains services are located within the vicinity of this site although interested parties should make their own enquiries of the relevant service providers.

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

We are seeking rental offers in the region of £15,000 per annum exclusive of all outgoings and VAT (if applicable) at the prevailing rate, payable quarterly in advance.

BUSINESS RATES

The Business Rates will need to be re-assessed upon occupation.

LEGAL COSTS

Each party is to be responsible for their own costs incurred with this transaction.

VIEWING

Viewing is strictly by appointment through the Sole Agents:

Chris Herron

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