



**TO LET** Trade Counter Unit  
5,289 sq.ft (491.35 sq.m)

**Unit 4** Sotherby Road, Middlesbrough, **TS3 8BS**

- Prominent Trade Counter Premises
- Incentives Available
- Immediately opposite HSS Hire

Tenants include:



## DESCRIPTION

The unit is of single storey construction with roller shutter and personnel door entrance. Could be adapted to create a trade counter entrance mirroring the adjacent units if required. Further details on request.

## AREAS (Approx. Gross Internal)

Unit 4	5,289 sq.ft	(491.35 sq.m)
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## LOCATION - TS3 8BS

The property is located fronting Queensway at the junction with Sotherby Road forming part of a development of trade counter operators. Other occupiers on site include Screwfix, Plumbase and Speedy Hire with HSS immediately opposite.

## RENT & RATES

On application.

## SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

## INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

## ENERGY PERFORMANCE

Energy Rating C

Further information available upon request.

## PLANNING

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.



## VIEWINGS

Contact the appointed agent



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## Unit 4 Sotherby Road, Middlesbrough, TS3 8BS

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