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FOR SALE

**Investment Opportunity
Warehouse/Offices and Yard
Tofts Road East, Tofts Farm Industrial Estate,
Hartlepool, TS25 2BE**

Total Site Area Approx. 1.52 acres



Freehold - Asking Price £250,000

SITUATION/LOCATION

Tofts Farm Industrial Estate lies approximately 3 miles to the south west of Hartlepool town centre and 10 miles north of Middlesbrough. The site is accessed off Brenda Road affording easy access to the A689 Stockton Road and the A19 dual carriageway. Tofts Farm Industrial Estate is an established industrial estate incorporating a number of large operations including O'Brians Waste/Recycling, PD Logistics, X World Technology Ltd and Hope Construction materials.

PREMISES

The site comprises a single storey detached modern office building with car parking together with a detached workshop/warehouse premises and storage yard part occupied by Black Box Storage.

The site is accessed via shared double gates from Tofts Road. The warehouse and yard area is separately fenced beyond the office. Overall site surfaces are a mixture of rough hardstanding, chippings and concrete and the site is enclosed by mesh and palisade steel post fencing with gated entrances.

THE OFFICES

Constructed approximately 20 years ago and extended approximately 6 years ago. The building is of brick/block construction under dual pitched and tiled covered roof with roller shutter protection to doors and windows. The space is divided into four office rooms, wc facilities and staff kitchen, electric panel wall heaters are installed.

THE WORKSHOP/WAREHOUSE

The workshop/warehouse is of block construction over steel frame with one elevation of profile sheet cladding. The roof is multi pitched with profile sheets containing roof lights. Access via two roller shutter doors, one manual and one electric. External security lights are fixed to the building. Internally there is three phase power supply, wc and inspection pit for wagon repairs.

Eaves height approx. 4.67m
Right height 7.02m

The storage site has CCTV cameras installed which is presently monitored from the office building. This is a tenant's installment.

ACCOMMODATION

Office Building

Four Offices

Kitchen

WC

Total Net Internal Area 79.92sq.m. (859.2sq.ft.)

Workshop/Warehouse

Gross Internal Area 729sq.m. (7,844sq.ft.)

Total Site Area 1.52 acres

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

(measured from Promap Mapping Services)

TENANCY

Tenant Black Box Storage Solutions Ltd for a term of 10 years with effect from 1st June 2014. Rent passing £22,500 per annum until 31st May 2018. For each of the years commencing 1st June 2018 the rent is increased to £25,000 per annum. The tenant is responsible for keeping the property in good repair and condition and is also responsible for building insurance costs.

The lease is excluded from the renewal provisions contained within Section 24 -28 of the Landlord and Tenant Act 1954.

TENURE

Freehold

RATEABLE VALUE

The Valuation Office Agency website lists the draft rateable value with effect from April 2017 as follows:- £22,500.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC

