



FOR SALE

18,804 SQ FT
(1,746.95 SQ M)

**Rare freehold industrial unit
in popular trade counter
location.**

- Detached industrial unit
- Secure self-contained yard
- Popular trade counter location
- Ground level loading

0113 245 0550

dhpproperty.co.uk

16 /16a, Limerick Road, Redcar, TS10 5JU

Summary

Available Size	18,804 sq ft
Price	£750,000
Business Rates	Upon Enquiry
VAT	All prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs. Each party is responsible for their own legal costs.
EPC Rating	Upon Enquiry

Description

The site comprises of 2 adjoining industrial / warehouse building of steel frame construction with a mixture a brick and clad elevations.

Unit 16 briefly comprises of the following: - 2 x ground level roller shutter access doors - Solid concrete floor - 3 phase electric supply - Offices and facilities Both buildings have a minimum eaves height of 3.7m.

Externally there is a secure fenced yard with parking for up to 20 vehicles.

Location

The property is located on the popular Limerick Road Industrial Estate, approximately 2.5 miles west of Redcar town centre, with access off the main A1805 Trunk Road. The A1085 Trunk Road links Redcar directly with Middlesbrough approximately 7 miles east and on to the A19 beyond this.

Limerick Road is an established industrial and trade location with other trade occupiers close by including Screwfix, Howdens and Wolseley.

Accommodation

Name	sq ft	sq m	Availability
Unit - 16	12,591	1,169.74	Available
Unit - 16a	6,213	577.21	Available
Total	18,804	1,746.95	

Terms

The property is quoting £750,000.

Business Rates

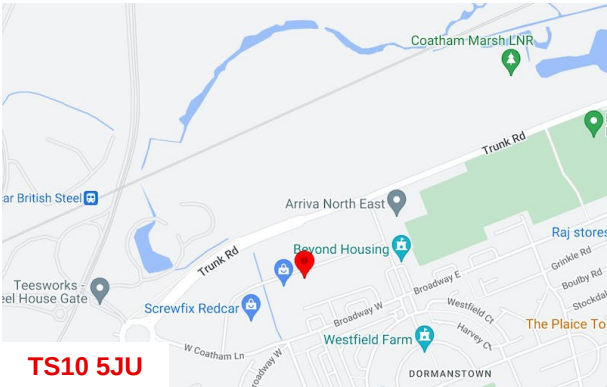
The property has the following RV's Unit 16 - £30,500 Unit 16a - £12,500 These are both correct as of April 2023

EPC

The EPC for Unit 16 is D and the EPC for Unit 16a is E.

Local Authority

Redcar and Cleveland



Viewing & Further Information



Sarah-Jayne Lishman
0113 457 5551 | 07725 365 997
sarah-jayne.lishman@dhp.org.uk



Xavier Paraskeva
0113 245 0550
xavier.paraskeva@dhpproperty.co.uk