



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **DETACHED INDUSTRIAL UNIT**

**LONGBECK TRADING ESTATE, MARSKE BY THE SEA,  
REDCAR, TS11 6HB**

473 m<sup>2</sup> (5,092 sq ft)  
Site Area 0.061 ha (0.151 acres)



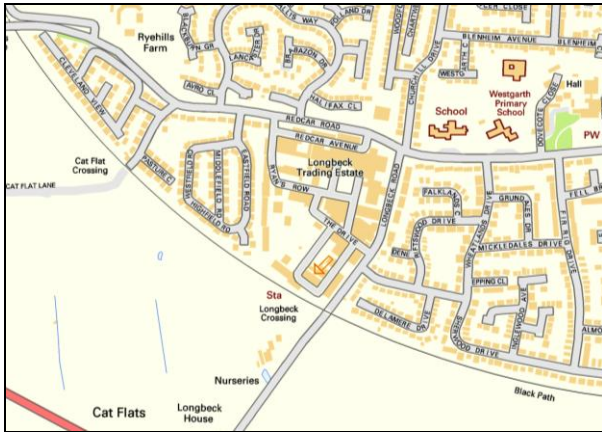
- Popular industrial location
- Modern unit with 5m eaves
- Good road links via A164

**0113 2348999**

## Location

The property is located on the Longbeck Trading Estate in Marske. The estate is accessed directly from the A164 off the Redcar Road which links directly to the A19 (T).

Redcar town centre is approximately 5 miles to the north west and Marske town centre is approximately half a mile to the north east. Middlesbrough is approximately 10 miles to the west.



## Description

The premises provide a detached industrial property of steel portal construction under a dual pitched roof interspersed with translucent roof lights. The property has brick blockwork walls to lower levels with profile metal sheet cladding above to the roof. The effective eaves height is approximately 5.1m rising to 7.54m to the apex. There is a travelling gantry crane in the warehouse. There is a works WC and washroom.

Loading is via an electrically operated loading door to the front (approximately 4m high by 3.15m wide). Pedestrian access is also via the front leading to a ground floor showroom/store area and first floor open plan office accommodation with kitchen and separate WC.

## Accommodation

The premises provide the following approximate gross internal area as follows:-

Description	M <sup>2</sup>	(sq ft)
Warehouse	311	3,348
Ground floor stores/showroom	81	(872)
First floor office	81	(872)
<b>Total Area</b>	<b>473</b>	<b>(5,092)</b>
Total Site Area	0.61ha	(0.151 acres)

## Services

We are advised mains water drainage and electricity are connected to the property. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

## Rating

We are advised by Redcar & Cleveland Borough Council assess the property as workshop and premises with a rateable value of £9,800.

The National Uniform Business Rate for 2016/17 is 48.4p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Redcar & Cleveland Borough Council Tel: 01642 774774.

## Energy Performance Certificate

The property has an energy performance asset rating of F (145).

## Price

Offers in the region of £95,000.

## VAT

All prices are quoted exclusive of VAT.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
Richard Barker

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**Our Ref: 2264/A/RB**  
**Updated March 2017**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.