

# TO LET

# GVA

On the instruction of Joint  
Administrators KPMG

Unit 1 (Phase 1)  
Portrack Retail Park  
Portrack Lane  
Stockton-on-Tees  
TS18 2SB



- Established Out-of-Town Retail Destination
- Prominent Position Fronting Portrack Lane
- High Volumes of Passing Traffic
- Total Area 20,286 sq ft (1,884.62 sq m)
- Competitive Rents

For further information or for  
an appointment to view  
please contact:

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## Location

Portrack Retail Park is prominently located fronting Portrack Lane, with access provided from Holme House Road approximately 1.5 miles north east of the town of Stockton-on-Tees.

Portrack Lane is the retail hub of the Teesside conurbation, approximately one mile in length providing approximately 700,000 sq ft of retail space. It is an established location for retail warehouse bulky goods operators including B&Q, SCS, Carpertright, Dunelm, Wickes, Furniture Village and Go Outdoors.



## Description & Accommodation

Portrack Retail Park comprises a total of six retail warehouse units let to five tenants including Betta Living, Harveys, Home Interiors and Race for Furniture.

Unit 1 provides retail warehouse accommodation over a single floor with integrated single storey staff amenity block, with the following Gross Internal Areas:

Unit	Floor	Area m <sup>2</sup>	Area ft <sup>2</sup>
Phase 1 – Unit 1	Ground	1,884.68	20,286

There are approximately 290 shared car parking spaces on the retail park.

## Planning

The unit may be used for the sale of non-food retail goods but excluding clothing, footwear, toys, books, watches and jewellery. A relaxation of this condition may be possible and further information should be sort via the local planning authority.

## Terms

The premises are available by way of a new Effective Full Repairing and Insuring lease subject to 5 yearly reviews at a rent of **£120,000 per annum exclusive**.

## Business Rates

We understand that the properties are assessed as follows:

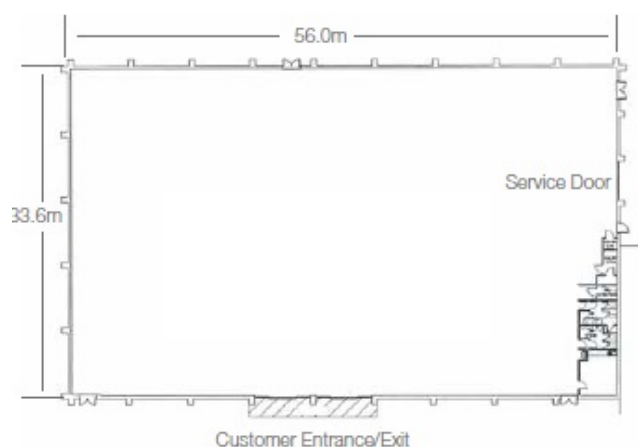
Address	Description	Rateable Value
Unit 1 Holme House Rd	Retail Warehouse & Premises	£174,000

UBR (2015/2016): £0.493

Interested parties should make their own enquiries with the Local Authority to verify this information.

## EPC

The premises have been assessed and have an Energy Performance Rating of **B-46**.



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