

BUILDINGS FOR BUSINESS

RETAIL / TRADE / LEISURE / INDUSTRIAL

PORTRACK RETAIL PARK

PORTRACK LANE, STOCKTON ON TEES, TS18 2SB

From 458.25 SQ. M (4,932.6 sq. ft) to 2,327.5 SQ. M (25,053.2 sq. ft)

UK
LAND ESTATES

PORTRACK RETAIL PARK



PROMINENT MIXED USE PARK

Portrack Lane is a highly active commercial hub in Teesside, boasting an array of household name retailers and trade suppliers, as well as businesses from manufacturing and service sectors.

Portrack Retail Park is prominently located at the heart of Portrack Lane and benefits from high volumes of passing traffic, on this main arterial route.

Portrack Retail Park shares a roundabout with Asda supermarket and petrol filling station, and Portrack Shopping Park, where occupiers include The Range, B&M and Smyths.

THE LOCATION

Portrack Lane is the main commercial hub in Teesside, and has excellent access to the North East's major road networks as well as a local workforce renowned for being highly capable and cost effective.

The estate is to the east of Stockton town centre, close to the A19, one of the main north – south arterial routes across the region. It's also near the A66 trunk road, providing access onto the A1 (M).

Close by, Durham Tees Valley International Airport and Teesport offer freight facilities and access to wider national and international markets.

The area is home to a thriving community of businesses, providing superb amenities. It is also well served by public transport, with several bus routes offering connections to the local area and the nearby train station.

SPECIFICATION

Portrack Park offers the flexibility to combine units to create space to meet your operational needs.

- Modern steel portal frame units
- Insulated steel sheet roofs / cladding
- Minimum eaves height of 6.1m
- Attractive glazed customer entrances
- Ample car parking
- Dedicated yard space

ACCOMMODATION SCHEDULE

UNIT	sq. ft	sq. m	EPC	Rateable Value	
1	20,276.3	1,883.73	B46	£131,000	To Let
4	10,099.9	938.31	B46	£75,000	To Let / For Sale
5	10,020.8	930.96	B47	£75,000	To Let / For Sale
6	4,932.6	458.25	D93	£34,750	To Let / For Sale

Units 4/5/6 can be let individually or in combination up to 25,053 sq. ft with a site coverage of 3.2 acres.

*Floor areas measured GIA

PORTRACK RETAIL PARK



Current list of businesses
and retailers on the estate include:

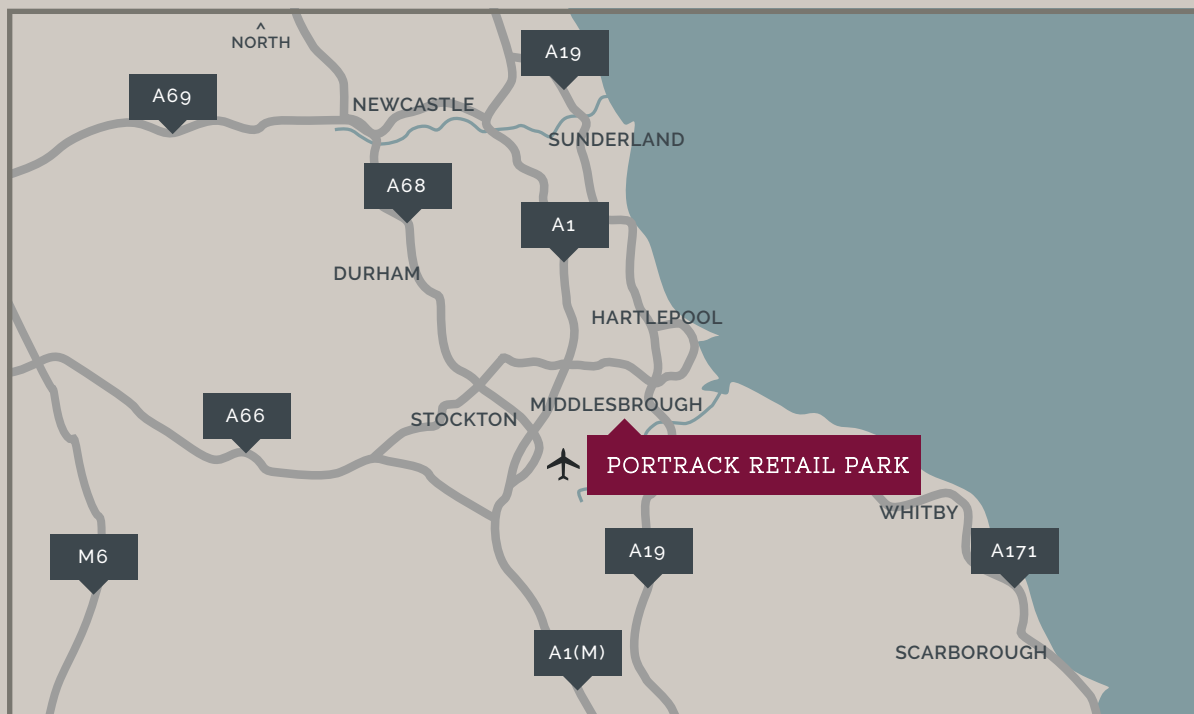
**PORTRACK RETAIL
PARK**
Harveys
The Range
B&M
Smyths
Discount UK

**PORTRACK TRADE
PARK**
Screwfix
Sliderobes
James Hargreaves
Plumbing Depot
James Hargreaves
Bathrooms
Electric Base
Toolstation
Insync Distribution
Greggs
Parrs
Halfords Autocentre
B&Q Warehouse

Bensons for Beds
Storey Carpets
Topps Tiles
Oak Furnitureland
Carpentryright
HSL
McDonald's
Go Outdoors
Frank's, the Flooring
Store
Furniture Village
SCS

LUSTRUM RETAIL PARK
Wickes
Portrack Lane Bed
Centre
Dunelm
Magnet
Tile Discount Store
ASDA
IN 'n' OUT

PORTRACK RETAIL PARK



TRAVEL DISTANCE

Destination	Distance
Norton	2.2 miles
Middlesbrough	3.7 miles
Teesside Retail Park	3.9 miles
Stockton	4 miles
Billingham	5.4 miles
Yarm	6 miles

AVAILABILITY AND RENTAL TERMS

The units are available individually on a leasehold FRI basis. Alternatively UK Land Estates may consider the sale of Units 4-6 in combination with associated parking and service yard.

ENQUIRIES

To find out more about the Portrack Retail Park development and to discuss your specific requirements get in touch.



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