

Available Q1 2026

Plot 3, Perry Avenue, Teesside Industrial Estate, Thornaby, TS17 9LN



Units of similar specification completed July 2023 on Sadler Forster Way

Detached Unit with Secure Yard 2,262.6 (24,355 sq ft)

- Prominent location on established estate
- Within ¼ mile of the A19
- Large urban area within close proximity
- Occupiers on estate include DHL, Mammoet, Howdens Joinery, Screwfix, Greggs & Subway
- Application for detailed planning consent submitted and pending decision
- Rent on application

Situation

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than 1 mile from the A19 and 3 miles from the A66, both main arterial routes in the region.

A new roundabout has been created on the A174 providing a gateway entrance to the estate. Access can also be gained via the Thornaby Road (A1044) linking Thornaby Town Centre and the A19 with the Ingelby Barwick housing estate.

The well-established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix.

The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets.

Description

Following the successful completion of 3 new units on Sadler Forster Way earlier this year (as pictured), UK Land Estates has submitted a detailed planning application for a single detached warehouse unit with secure yard on the estate.

Built to a similar specification to its predecessors, it will benefit from the following:

- Steel portal frame construction providing open plan warehousing
- New insulated steel sheet cladding and roofs
- Clear internal heights from 7.5 m
- Large secure yard
- 3 phase power supply, water & gas
- High quality office accommodation
- Environmental performance measures



Sadler Forster Way Scheme

Accommodation

The proposed unit will provide the following Gross Internal Floor areas (in accordance with the RICS Code of Measuring Practice) subject to measurement on completion of construction.

	M ²	Sq Ft
Warehouse	1,787.4	19,239
Office (Ground Floor)	237.6	2,558
Mezzanine	237.6	2,558
Total (GIA)	2,262.6	24,355

Energy Performance

The unit has been designed to incorporate energy efficiency measures including air source heat pumps and electricity generation through roof mounted photovoltaic panels.

Energy Performance certification will be undertaken on completion of construction.

Brochure Date: November 2023



Sadler Forster Way Scheme



TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a minimum 10-year term. This unit will be available at £216,000 pa.

VAT

All prices and rents will be subject to VAT at the standard rate.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the proposed unit.

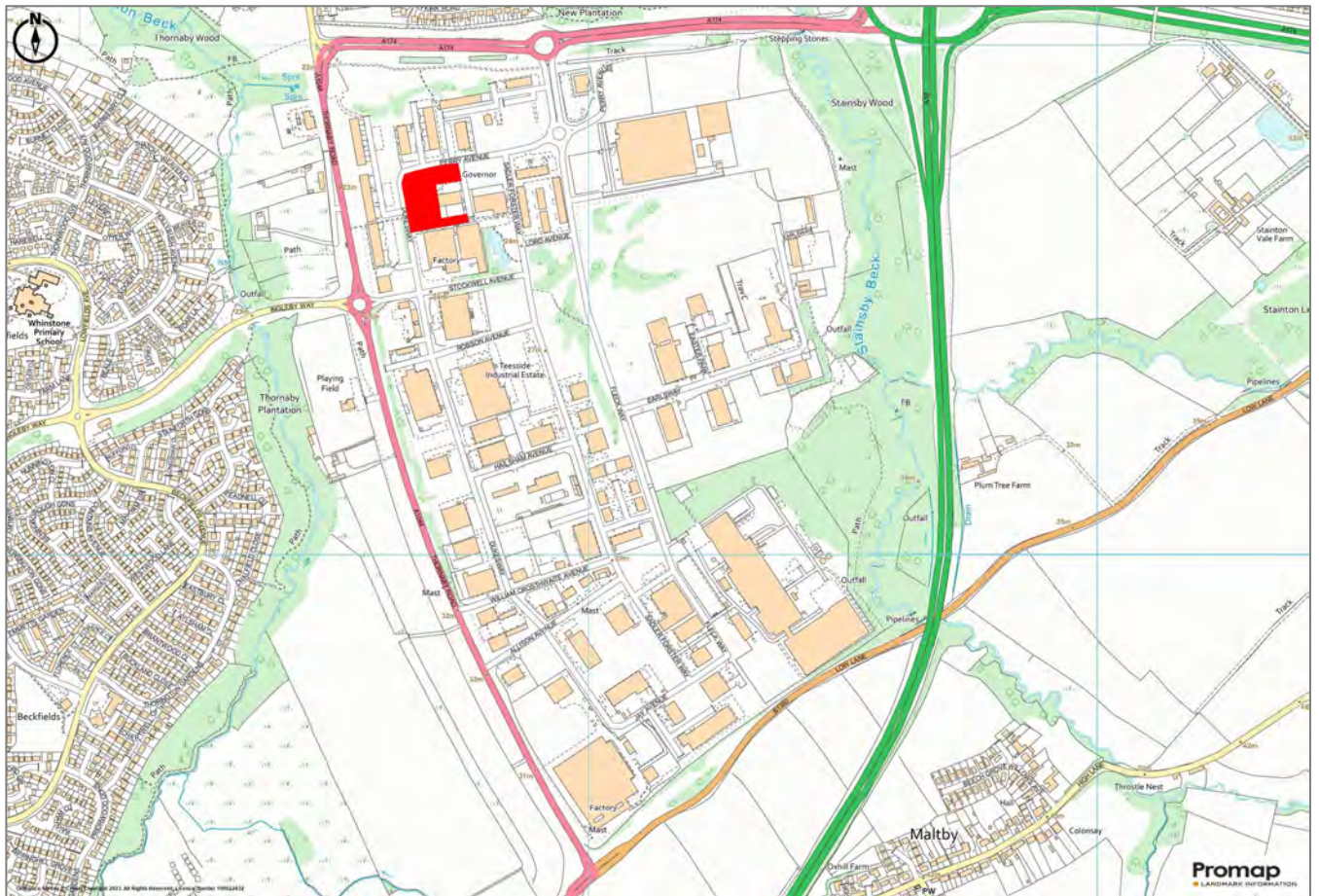
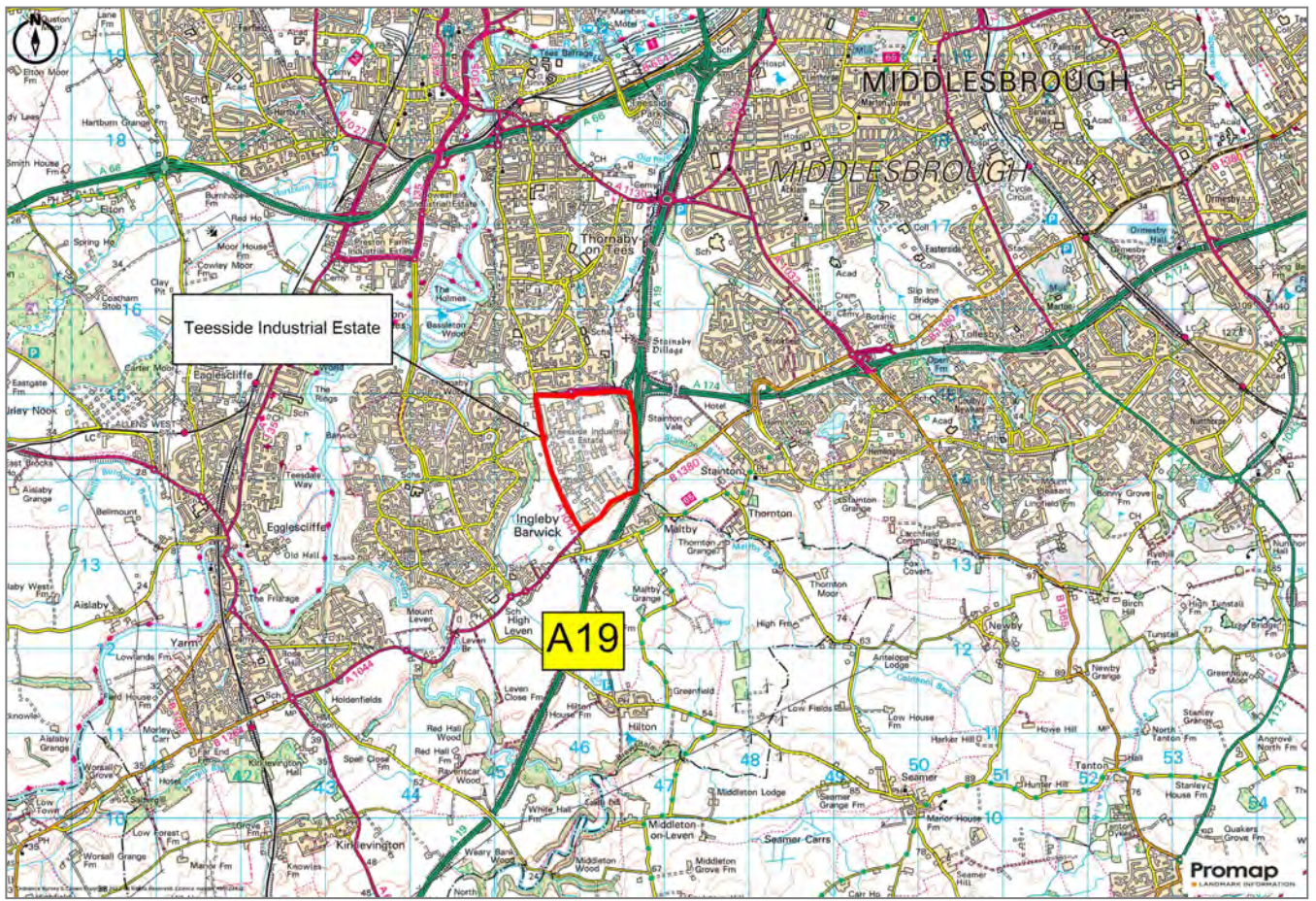
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Subject to Contract



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