

# Property Details

Tel: 0191 232 7030

**FOR SALE**

**WORKSHOP WITH SMALL OFFICE**

**123 m<sup>2</sup> (1,324 ft<sup>2</sup>)**

**30D PARK VIEW INDUSTRIAL ESTATE,  
HARTLEPOOL, TS25 1PE**



## LOCATION

Hartlepool is situated within the North East of England, approximately 40 miles south east of Newcastle and 65 miles north of Leeds.

The premises is located on Prospect Way, just off Brenda Road (B1277) which comprises one of the main arterial routes leading out of Hartlepool City Centre.

Park View Industrial Estate benefits from excellent communication and transport routes and can be easily accessed from the A1(M) and A19 trunk roads via the A689 Stockton Road.

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**30D Park View Industrial Estate, Hartlepool**

**DESCRIPTION**

An end terraced workshop unit of steel portal construction with profile sheet cladding roof and concrete floors. There is vehicle access by way of an up and over door 3.5m high x 3m wide to the front elevation. The premises benefits from separate office accommodation and toilet facilities.

**ACCOMMODATION**

The following areas are quoted on a Gross Internal Area:

**123 m<sup>2</sup> (1,324 ft<sup>2</sup>)**

**SERVICES**

We understand that all mains services are connected to the property excluding gas, none of which have been tested or warranted.

**RATING ASSESSMENT**

Rateable Value (2010 list): £3,150

**PRICE**

£50,000.

**VAT**

All figures quoted are exclusive of VAT where chargeable.

**COSTS**

Both parties to bear their own legal costs.

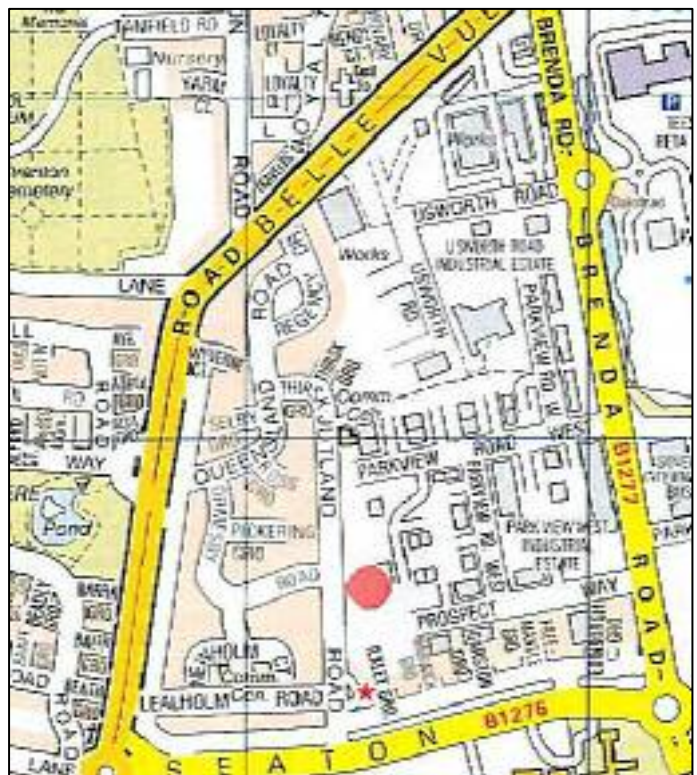
**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Katy Goulding on 0191 232 7030 or email: [katygoulding@naylor.co.uk](mailto:katygoulding@naylor.co.uk).

**NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

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