

# TO LET / FOR SALE

## Prominently Located Warehouse/Industrial Units

Brenda Road/Prospect Way  
Park View Industrial Estate  
Hartlepool

# prospect way

Rent  
**£2.50**  
per Sq Ft pax



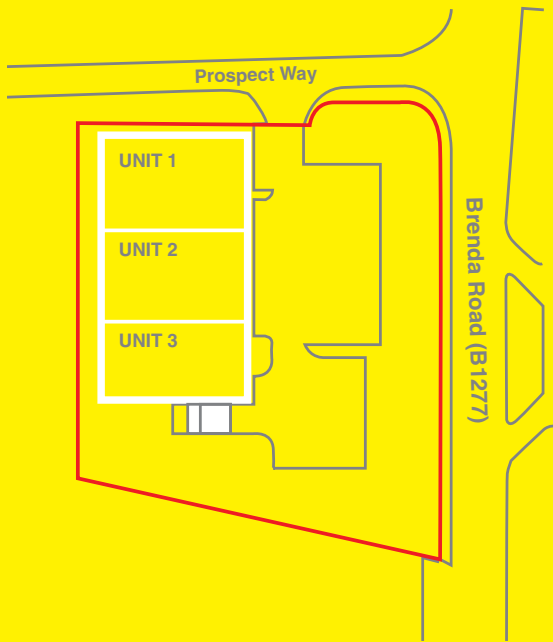
### DESCRIPTION

The property comprises a steel portal frame building with glass panelling to the front elevation, divided to provide three single storey units with floor to ceiling height of approximately 11.5 ft (3.5m). Each unit shares a large car parking area which can accommodate approximately 62 cars and units are fitted with a roller shutter door and personnel door.

UNITS FROM  
**8,000 SQ FT**  
(743.2 SQ M)  
TO  
**24,000 SQ FT**  
(2,229 SQ M)

prospect

way



**location/situation**

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

The premises are situated fronting Brenda Road (B1277) at its junction with Prospect Way. Brenda Road is one of the main arterial routes leading out of Hartlepool town centre which is approximately one mile to the north. The premises benefit from excellent communication and transport routes and can be easily accessed from the A1(M) and A19 trunk roads via the A689 Stockton Road.

**accommodation**

The accommodation has been divided into 3 units and refurbished internally to provide clear open warehouse/industrial accommodation.

The available units each measure approximately 8,000 sq ft (743.2 sq m) but can be combined if required to provide up to 24,000 sq ft (2,229 sq m).

**terms**

Available to let on flexible terms with incentives. Alternatively our client would consider a sale of the whole or part.

**rating assessment**

We would advise prospective tenants or purchasers to make their own independent enquiries to Hartlepool Borough Council on 01429 523142.

**viewing**

By prior appointment with the agents.

**legal costs**

Both parties will bear their own respective legal costs in relation to a lease or sale.

**VAT**

All figures are quoted exclusive of but may be liable to VAT.

For further information contact

Jonathan Simpson / Tim Carter



Simon Cavey



Keith Stewart



**Misdescription Act**

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.