

Retail Unit To Let

Portrack Retail Park,

Portrack Lane, (A1046) Stockton, Teesside, TS18 2SB

20,250 sq ft

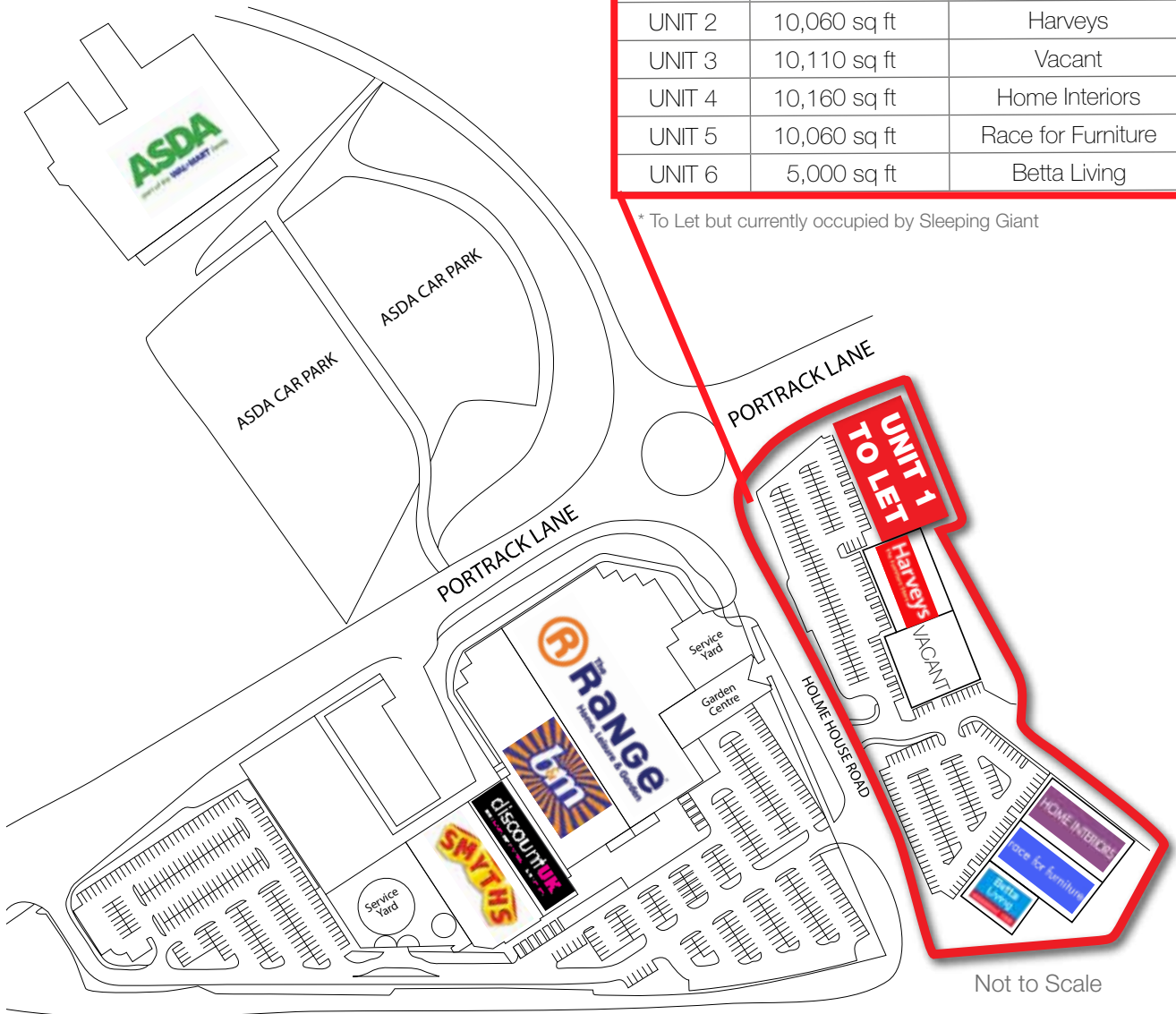


Teesside is a conurbation of approximately 900,000 people

PORTRACK RETAIL PARK

UNIT 1	20,250 sq ft	TO LET* (can be subdivided)
UNIT 2	10,060 sq ft	Harveys
UNIT 3	10,110 sq ft	Vacant
UNIT 4	10,160 sq ft	Home Interiors
UNIT 5	10,060 sq ft	Race for Furniture
UNIT 6	5,000 sq ft	Betta Living

* To Let but currently occupied by Sleeping Giant

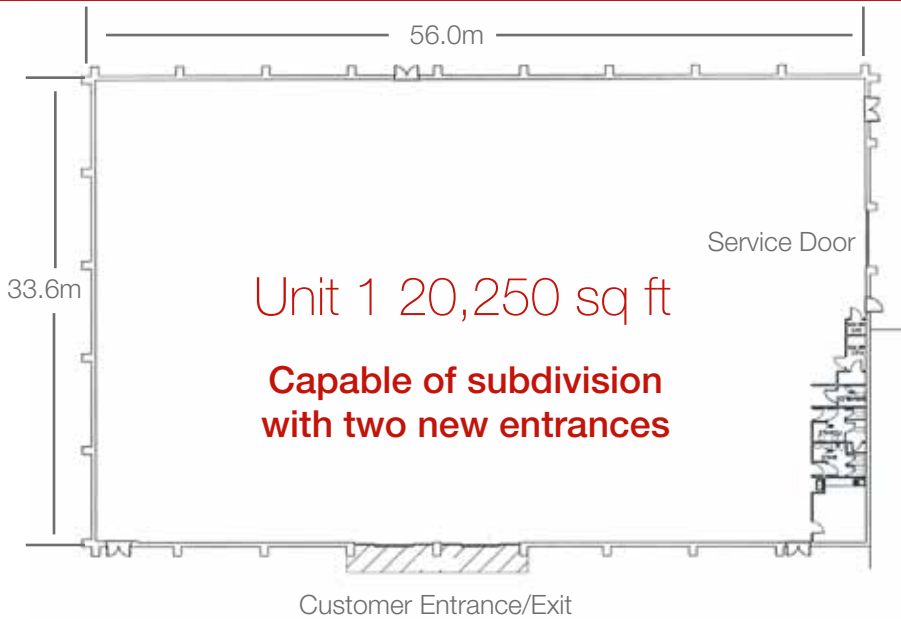


Not to Scale





*Visual representation only, subject to planning.



The Property

Portrack Retail Park is made up of two blocks of three units totalling 40,000 sq ft and 25,000 sq ft respectively. Unit 1 comprises 20,250 sq ft but could be sub-divided or the units can be reconfigured to accommodate a larger space requirement. Some units already have mezzanines and one could be added in Unit 1 subject to planning approval.

Planning

The unit can be used for the sale of non-food retail goods but excluding clothing, footwear, toys, books, watches and jewellery. The landlord is seeking a relaxation of this condition.

Viewing

A viewing on site would be recommended to discuss various options and requirements.

Terms

On application

Contact details

Landlord

Philip Lewis 07768 214713
David Lewis 07778 981356

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Letting Agents – Storeys Edward Symmons and Chase & Partners

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1. Portrack Retail Park

UNIT TO LET

Harveys
Home Interiors
Race for Furniture
Beta Living

2. Portrack Shopping Park



3. Collectables Retail Park

Collectables
Mandale Furniture
Bed Express
The Big Cane Store
Bernard Povey

4. Portrack Trade Park

Screwfix
Sliderobes
James Hargreaves Plumbing Depot
James Hargreaves Bathrooms
Electric Base
Toolstation
Insync Distribution
Greggs
Parrs

5. B&Q Warehouse



6. Interchange Retail Park

Bensons for Beds
Storey Carpets
Topps Tiles
Oak Furnitureland
Carpentryright
McDonald's

7. Portrack Junction Retail Park

Go Outdoors
Frank's, the Flooring Store
Furniture Village
SCS

8. Lustrum Retail Park

Wickes
Floors-2-Go
Michael O'Connor Furniture
Planning permission for new store

9. Portrack Lane Bed Centre

10. Linthorpe Beds

Suite World
Court Homemakers

11. Sofa Italia.com

Dunelm
Magnet

12. Tile Discount Store

13. Southside Retail Park

At Home
Portrack Lighting Centre
Blazes
Crazy Ceramic Tiling

14. ASDA IN 'n' OUT



Teesside - Portrack Lane

Teesside is a conurbation of approximately 900,000 people that serves the four major towns of Stockton, Middlesbrough, Darlington and Hartlepool, as well as the more affluent area of North Yorkshire.

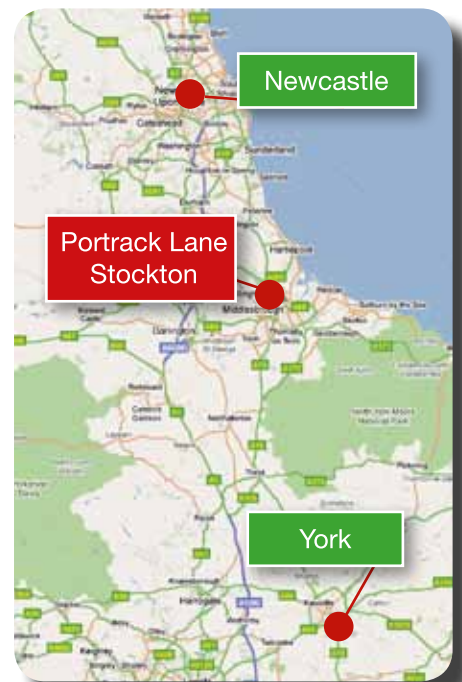
Portrack Lane is the retail hub of this area and is approximately one mile in length, providing about 700,000 sq ft of retailing space. It is an established location for retail warehouse bulky goods operators including B&Q Warehouse, SCS, Carpetright, Dunelm, Wickes, Furniture Village and Go Outdoors. Oak Furnitureland opened in 2012

Location

Located at the centre of Portrack Lane, Portrack Retail Park benefits from easy access via a roundabout shared with the Asda Walmart hypermarket and Portrack Shopping Park comprising, The Range, B&M Home Store, Discount UK and Smyths Toys who opened in May 2011. This gives the park good presence on Portrack Lane and is also accessed off Holme House Road.

New Developments

A new planned office development will be connected by a link road between B&Q and Holme House Road. This will significantly increase the flow of traffic past Portrack Retail Park. On the opposite side of Portrack Lane a new 125,000 sq ft office block is being developed, together with 400 new homes.



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

41 This is how energy efficient the building is

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Benchmarks

Buildings similar to this one could have ratings as follows

17 If newly built

45 If typical of the existing stock

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.