

TO LET

PROPERTY SUMMARY

- Situated in an established industrial estate
- Total accommodation – 10,491 sq. ft.
- Close to Teesworks
- Immediate access of A66 Trunk Road
- Good visibility
- Onsite parking



Industrial Unit

Unit 3 Dormanstown Industrial Estate, West Coatham Lane,
Redcar, TS10 5QD



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Dormanstown Industrial Estate, is a strategically located commercial hub approx. 1 mile west of Redcat Town Centre and directly opposite the entrance of the Teesworks site.

Its proximity to significant industrial sites such as Teesworks, Wilton International, British Steel, and Teesport further enhances its appeal for businesses seeking integration within the Teesside industrial corridor.

Nearby occupiers include Screwfix, and World of Play, Monster Factory gym and Redcar Gymnastics.

Description

The unit comprises a mid terrace industrial unit constructed with a steel portal frame construction, featuring part brick and part profile metal clad elevations.

The dual-pitched roof incorporates skylights with an eaves height is approximately 3.2 rising to 3.83 at the ridge.

Internally, the unit comprises a spacious warehouse/workshop area, complemented by ground floor office and toilet facilities.

The warehouse is accessible via an electric roller shutter door.

Externally, the property benefits from a shared parking area located at the front of the unit.

Accommodation

Unit	m ²	ft ²
Unit 3	974	10,491
Total		

Rates

The valuation office website shows a 2023 rateable value of £24,750 pa

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Redcar & Cleveland Council on 01642 774774 .

Terms

The property is available on an assignment of an existing lease for a term of years to be agreed.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Energy Performance Certificate

This property has an energy assessment rating of C(74) A full copy of the EPC is available upon request.

Legal Costs

Each party to bear their own costs in connection with this transaction.

Further Information

Strictly through the Sole Agents Dodds Brown.



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