

# Lustrum TRADE PARK

## FORTHCOMING OPPORTUNITY TO LET PRIME TRADE COUNTER UNITS

Lustrum Trade Park, Cheltenham Road, off Portrack Lane, Stockton on Tees TS18 2QQ

**FLEXIBLE UNITS AVAILABLE FROM**

**222.97 sq m (2,400 sq ft) to 2,972.99 sq m (32,000 sq ft)**



SAT NAV: TS18 2QQ

Investment by



# Lustrum TRADE PARK

Lustrum Trade Park is an exciting new development close to the A19 and located off the well-established retail / trade area, Portrack Lane (A1046).

CGI for illustrative purposes only



- Newly refurbished units with new cladding, full external decoration, external flood lighting and 24/7 CCTV monitoring
- Internally the units remain in a shell standard for Tenant or Landlord fit out requirements, subject to further discussion and specification
- High quality design with over 6.5m clear eaves height with natural roof lighting
- Prominent trade location with glazed frontages in established retail/trade area
- Dedicated and communal parking with good offloading and vehicle turning space
- Flexible accommodation to meet most occupational requirements
- Flexible unit sizes ranging from 2,400 sq ft up to 32,000 sq ft

**Contact agents now for viewing and further information.**

(Viewing strictly by appointment only)



TAILORED  
PROPERTY  
SOLUTIONS

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**\*Terms and conditions apply.** Please contact agents for full details.

**Misrepresentation Act:** These particulars are set out as a general guideline only, they are believed to be correct, but their accuracy is in no way guaranteed, neither do they form part of any contract (April 2015)