

Property Data Sheet

Name & Location		Unit 2, Startforth Road, TS2 1PT
Grid Reference		NZ486215
Valuation Plot Reference		N/A
Rateable Value		
Dimensions	External	
	Internal	Length 66m x Width 35.1m (23.3m main warehouse, 11.8m under mezzanine)
	Height to Eaves	5.5m
	Height to Peak	7.1m
	Height To Underside Crane	n/a
Areas	Warehouse	17,000 ft2 warehouse, 8,000 ft2 ground floor storage
	Offices	8,000 ft2 mezzanine
Crantage		n/a
Fabric Of Building		Portal frame, block dwarf wall with single skin sheeting
Industrial Doors	Quantity & Type	7 roller shutter doors (5 on front, 1 West Gable End, 1 East)
	Width	5 Front Doors: 5.3m wide Gable End Doors: 5.8m wide
	Height	5 Front Doors: 3.6m high Gable End Doors: 4.8m high
Internal Facilities	Specification	Nil
	Fabric	-
	Dimensions	-
Toilets		Removed during refurbishment, can be reinstalled
CCTV		Not currently
Intruder Alarm		Not currently
Fire Alarm		Not currently
Electric Power		3Phase 500kVA transformer
Water Supply		Yes
Communications		Nil currently
Floor	Type	Reinforced concrete (300mm) slab, float finish
	Loadings	
Roof		Sheeting with clear roof lights
Windows		In mezzanine office area
Lighting		Overhead strip lights at roof level
Ventilation		Roof vents. Vents on West gable end
Heating		Nil
Car Parking		10 spaces adjacent to unit
Photographs		