

GUIDE PRICE  
**To be advised**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**16th November 2021**

BY ORDER OF

**UK**  
LAND ESTATES



## **Plot 4 Oakesway Industrial Estate, Oakesway, Hartlepool, TS24 0RB**

Freehold 0.8 acre site for occupation or development

**Bid1.**

## Property Summary

- Freehold
- Established Industrial estate
- Close to town centre
- Good communications
- Level 0.8 acre site with road frontage

## Location

Hartlepool is a coastal town and port lying on the North East, North Sea coast 8 miles north of Middlesbrough and Teeside and 20 miles to the south of Sunderland.

The town has a wide range of retail facilities with a strong tourism business associated with the historic harbour area. The towns economy benefits from the chemical and green energy sectors together with the large commercial port. Hartlepool has good road communications via the A179 and the A689, both linking the town to the A19 trunk road. The A179 is the main road to the north-west which leads to the A19 to Durham, Sunderland and Tyneside. The A689 is the main road to the south-west towards the A19 & Billingham, Stockton, Middlesbrough and York. The A178 road leads south to Seaton Carew, Port Clarence and Middlesbrough. Hartlepool railway station lies on the Durham Coast Line with hourly services to Sunderland, Newcastle and Middlesbrough, as well as a service to London King's Cross.

The established Oakesway Estate lies alongside and is accessed off the A179 Easington Road, which connects with the A19.

## Description

The property comprises a cleared level site extending to approx 35,600 sq ft (3,300 sq m) fronting Oakesway Road close to its junction with Warren Road, which links into the A1049 West View Road, with the A19 circa 6 miles. The property lies alongside TMD Friction with other nearby occupiers including Expert Cables, Britton Group, Phoenix Steel, Coveris and the nearby University Hospital of Hartlepool.

## VAT

VAT is applicable

## Tenure

Freehold with vacant possession



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## Contact BidX1

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