

FOR SALE

Employment Land

Approx. 1.55 Acres (0.63 Hectares)

5 minutes' drive to A19, Norton Interchange



**LAND OFF CENTRAL AVENUE (B1275),
BILLINGHAM
TEESSIDE
TS23 1LF**



Situation:

The land is located just off Central Avenue on the B1275 adjacent to Billingham Synthonia Junior Football Club, Mantank Environmental, Grange Business Centre, Fujifilm and opposite SNF Oil & Gas.

The land is approximately 1 mile south of Billingham Town Centre and adjacent to the Durham Coast Railway Line.

The A19 Norton Interchange is located 5 minutes from the land.

Description:

The land extends to about 1.55 acres (0.63 hectares)

Services:

Access from unmade track from Central Avenue.

Other services not connected.

Tenure:

Freehold

Price:

Offers around £155,000.

Legal Costs:

Each party to pay their own.

SUBJECT TO CONTRACT
JGF/JRB/JANUARY2025

Joint Agents:



Jonathan Simpson
jonathan@cpne.co.uk
Mobile: 07904 622280



John G. Fifield FRICS
John.fifield@fifieldglyn.com
Mobile: 07970 723 522