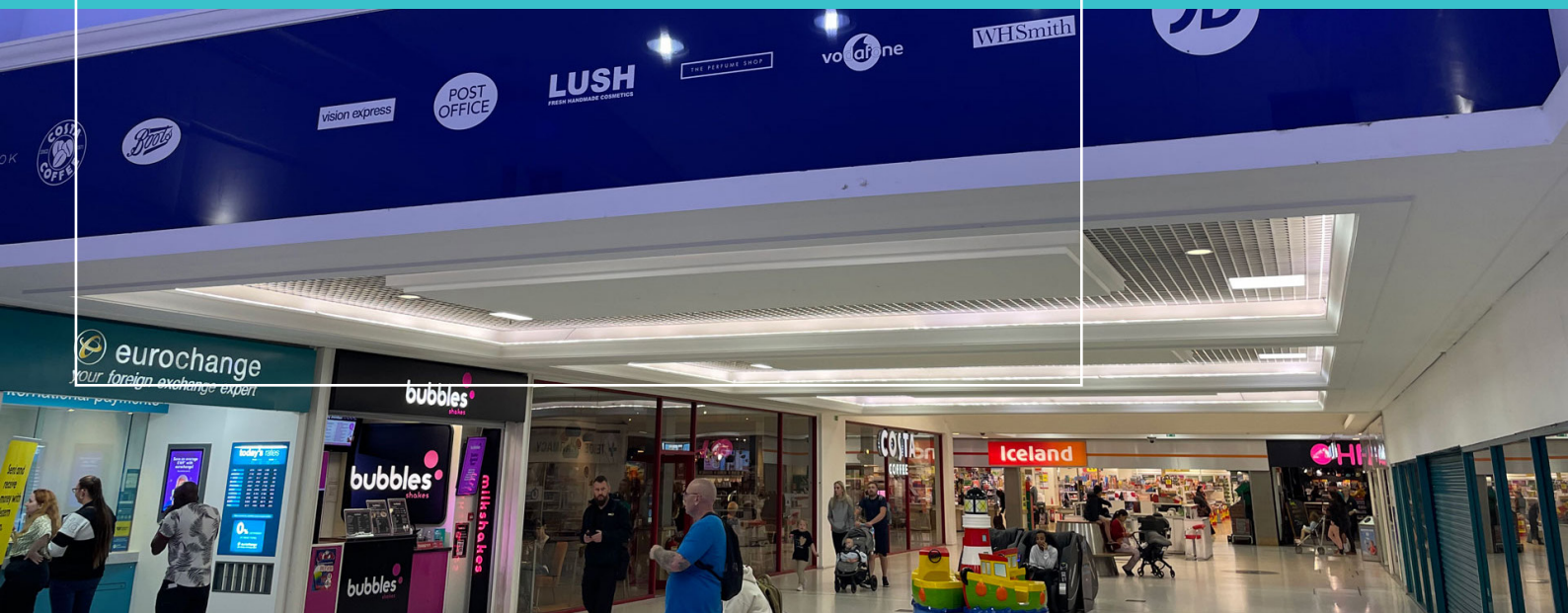


Middlesbrough | TS1 2LS

The Cleveland Centre

Retail Units To Let From 172 SQ FT



AT A GLANCE



FOOTFALL
7.9M



UNITS
63



CAR PARK SPACES
600





UNIT	ACCOMMODATION	SIZE	RENT
LSU 5 Centre Mall	Ground Floor First Floor	9,605 sq ft 6,321 sq ft	POA
11 Centre Mall	Ground Floor First Floor	2,332 sq ft 1,284 sq ft	£22,500 pa exclusive
14 Centre Mall	Ground Floor	417 sq ft	£12,500 pa exclusive
35 Centre Mall	Ground Floor	258 sq ft	£7,500 pa exclusive
10 Newton Mall	Ground Floor First Floor	1,182 sq ft 686 sq ft	£15,000 pa exclusive
12 Newton Mall	Ground Floor First Floor	673 sq ft 234 sq ft	£12,500 pa exclusive
98 Linthorpe Road	Ground Floor First Floor	907 sq ft 789 sq ft	£20,000 pa exclusive
80 Linthorpe Road	Ground Floor First Floor	645 sq ft 1,247 sq ft	£20,000 pa exclusive
14 Wesley Mall	Ground Floor	172 sq ft	£5,500 pa exclusive

Description

The Cleveland Centre lies between the town's retail core and its Civic Centre and benefits from frontages onto both Linthorpe Road & Corporation Road. It comprises approximately 421,000 sq ft of shops with a 600 space roof top car park which provides direct access into the shopping centre. National multiples include Boots, New Look, JD, Deichmann, TG Jones & Iceland. The Civic Centre has recently undergone significant office development and public realm improvements and includes the Town Hall, Empire Theatre, library, Middlesbrough Institute of Modern Art, Council offices & Law Courts.

Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

Service Charge

The service charge for each unit is calculated in accordance with its Rateable Value and not as an overall rate per sq ft. A full service charge pack for each unit is available upon request.

Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:
www.gov.uk/calculate-your-business-rates

VAT

All figures quoted are exclusive of VAT.

Further Information

For further information please contact:

Chris Hovington
 Praxis Retail
chris.hovington@praxis.co.uk
 07770 935529

James Tasker
 Praxis Retail
james.tasker@praxis.co.uk
 07498 369787





Praxis Real Estate Management Limited (PREM) for itself and for vendors or lessors of this property, whose agents they are, gives notice that: 1/ The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. Reasonable checks have been made to ensure that the information is materially correct, but any intending purchaser or lessee should satisfy himself by inspection, searches, enquiries, and survey as to the correctness of each statement. 2/ No person in the employment of PREM has any authority to make or give any representation or warranty whatsoever in relation to this property. 3/ The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4/ Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5/ Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, or any other consent has been obtained. 6/ Any areas, measurements or distances are only approximate. **November 2025**

