

THOMAS:STEVENSON

**SECURE COMPOUND AT NORTH STREET,
MIDDLESBROUGH, TS2 1JP**

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

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www.thomas-stevenson.co.uk

Key information

- land
- Middlesbrough
- 0.46 sqft
- Established location
- Secure yard
- Access from North Street
- 1,394 sq ft workshop
- 0.46 acre site
- Adjacent to the River Tees

Location

The property is located at the junction of North Street and Commercial Street approximately ½ a mile north of Middlesbrough town centre in an established industrial location adjacent to the Transporter Bridge.

Nearby occupiers include PD Ports, Energy Efficient Windows, Atlas Garage and Pioneer Procurement. The area to the east, between the subject and Riverside Stadium is known as Middlehaven and is subject to on-going redevelopment.

The property has good transport communications being located 0.4 miles north of the A66, within 0.3 miles of Middlesbrough railway station and approximately 120 metres south of the River Tees.

Description

The property comprises a 0.44 acre hard surfaced secure compound and single storey workshop providing basic storage.

The yard benefits from frontage to both Commercial Street and North Street and is accessed via a secure gate entrance from North Street.

Rateable Value

Interested parties should contact Middlesbrough Borough Council to enquire as to the precise rates payable.

Accommodation

The accommodation provided is as follows -

Ground Floor

Workshop: 129.08 sq m (1,394 sq ft)

Yard: 0.40 acres 0.16 ha

Site: 0.46 acres 0.185 ha

Tenure

The premises are available on a new lease for a term of years to be agreed at a rental of £40,000 pa.

VAT

All figures quoted are exclusive of VAT.

Viewing

Viewings can be arranged through our office.

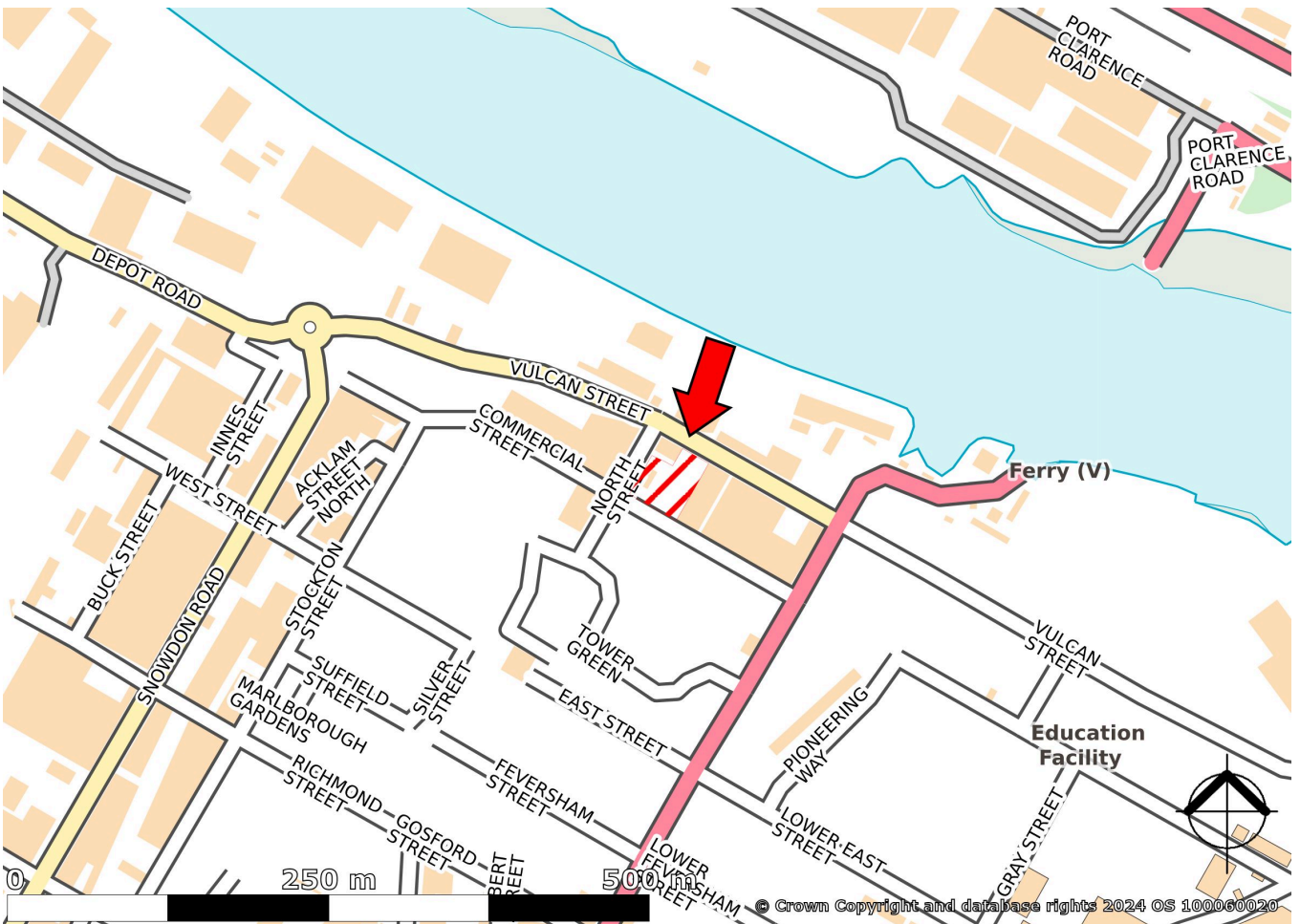
Please contact Jack Robinson / Paul Stevenson on 01642 713303 or via email - admin@thomas-stevenson.co.uk

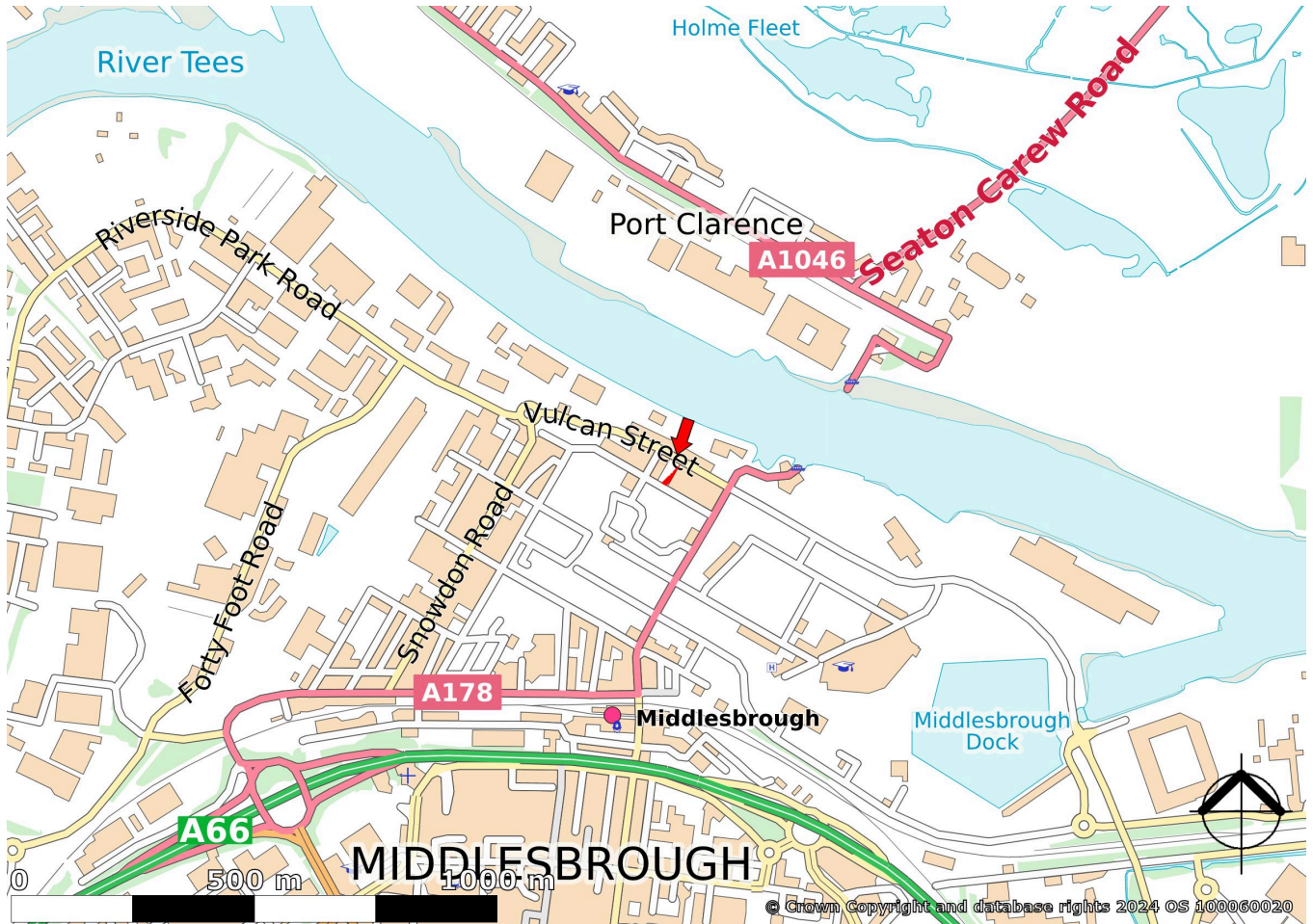












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