

TO LET

RETAIL/LEISURE UNIT

GROUND FLOOR 7,829 FT²
MEZZANINE 7,829 FT²*



TEESSIDE LEISURE PARK

The unit is situated in a prominent location on Teesside Leisure Park, with excellent visibility from the A66 and A19.

Teesside Retail and Leisure Park is the leading destination in Teesside for all retail, leisure and F&B activity.

Occupiers in the immediate vicinity of the Leisure Park include;

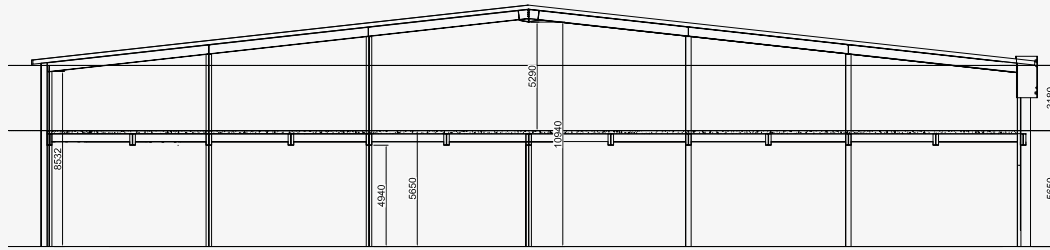
- 14 screen Showcase Cinema
- Hollywood Bowl
- Burger King
- Pizza Hut

The scheme also benefits from over 1,000 parking spaces.

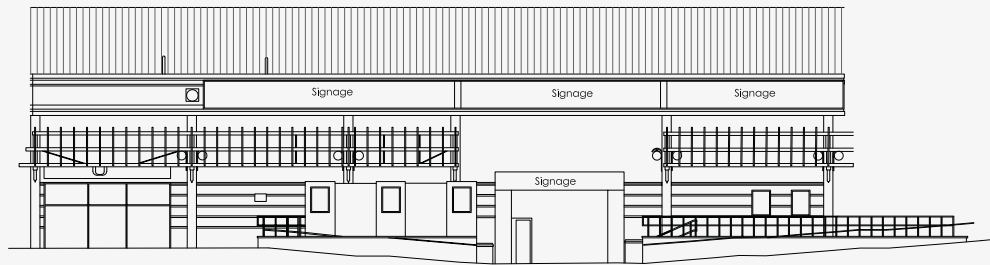
The adjacent Teesside Park has occupiers such as Next, M&S, TK Maxx, Morrisons, Boots as well as KFC, Five Guys, Pizza Express, Mcdonald's, Nandos, as well as many other national operators.



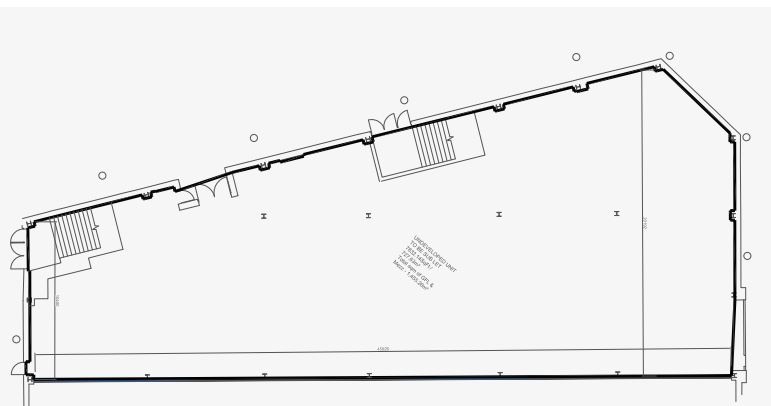
SECTION



ELEVATION



FLOORPLAN



GROUND FLOOR

7,829 FT² / 727 M²

MEZZANINE*

7,829 FT² / 727 M²

TOTAL*

15,658 FT² / 1455 M²

Accommodation

Ceiling height to mezzanine level is 5.65m. Without the mezzanine the ceiling height is 8.6m. Please discuss your occupational requirement with us as there is flexibility with this.

*The opportunity for a full cover Mezzanine is subject to Landlords consent.

Planning

Planning was granted Oct 2023 for Class E use of the Use Classes Order 1987 (as amended).

Restrictions

There are restrictions on use as follows: cinema, bowling, gym, casino, adventure golf and arcade.

Terms

The property is available on a sub-lease basis at a rent of £120,000 per annum exclusive, on terms to be agreed.

EPC

Available on Request.

MAP



LOCATION PLAN

Contact



Smith Young
The Management Suite
1 The Oasis
Meadowhall Centre
Sheffield
S9 1EP

**RICHARD
PADLEY**

✉ richard.padley@smithyoung.co.uk
☎ **07891 011 386**



RAB Retail Limited
70 Cowcross Street
London
EC1M 6EL

**BEN
FRUDD**

✉ bfrudd@rabretail.com
☎ **07825 878 904**

**JULIA
POULSON**

✉ jpoulson@rabretail.com
☎ **07733 003 775**

Subject To Contract

MISREPRESENTATION ACT: RAB Retail for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) RAB Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee/associate of RAB Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) tenants quoted in these particulars may be subject to VAT in addition; and (v) RAB Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Dated January 2024

www.rabretail.com