

THOMAS:STEVENSON

**73 - 75 CORPORATION ROAD, MIDDLESBROUGH,
TS1 1LY**

to-let



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

Tel: 01642 713303 | Fax: 01642 711177 | Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

Description

The premises are currently arranged to provide a residential accommodation. The landlord has proposed that the new tenant reconfigure the accommodation to provide retail/office unit with associated staff amenities and stores.

The property benefits from restricted access entrance, glazed frontage to Corporation Road, double glazed uPVC windows, LED lighting, suspended ceiling and central heating.

The property is suitable for a variety of commercial uses.

Key information

- office / retail
- Middlesbrough
- 1961 sqft
- Central located
- Prominent position
- Established commercial location
- Pay and display parking
- Located on a major bus route
- Good road communication
- Reconfiguration of layout is encouraged.

Location

The premises is located in the popular commercial area of Corporation Road, $\frac{1}{4}$ of a mile east of Middlesbrough town centre and 200m south of the A66 which is the main trunk road connecting Middlesbrough with the wider Teesside region. Middlesbrough Railway Station is located within $\frac{1}{4}$ mile of the subject property.

Nearby occupiers include Londis, Middlesbrough Jobcentre, Teesside Combined Court Centre, The Empire and Middlesbrough Town Hall. Subsequently, the area has a high footfall of professionals and commuters.

The property is situated on a major bus route into the town centre and benefits from on-street parking to the front of the building.

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Accommodation

The property has the following approximate areas:

Ground Floor - 182 sq m / 1,961 sq ft

Tenure

The unit is available to let at a passing rent of £12,000 pa for a term of years to be agreed.

Rateable Value

Interested parties should contact Middlesbrough Council for the exact rates payable.

Enquiries

Contact Paul Stevenson to discuss your interest.

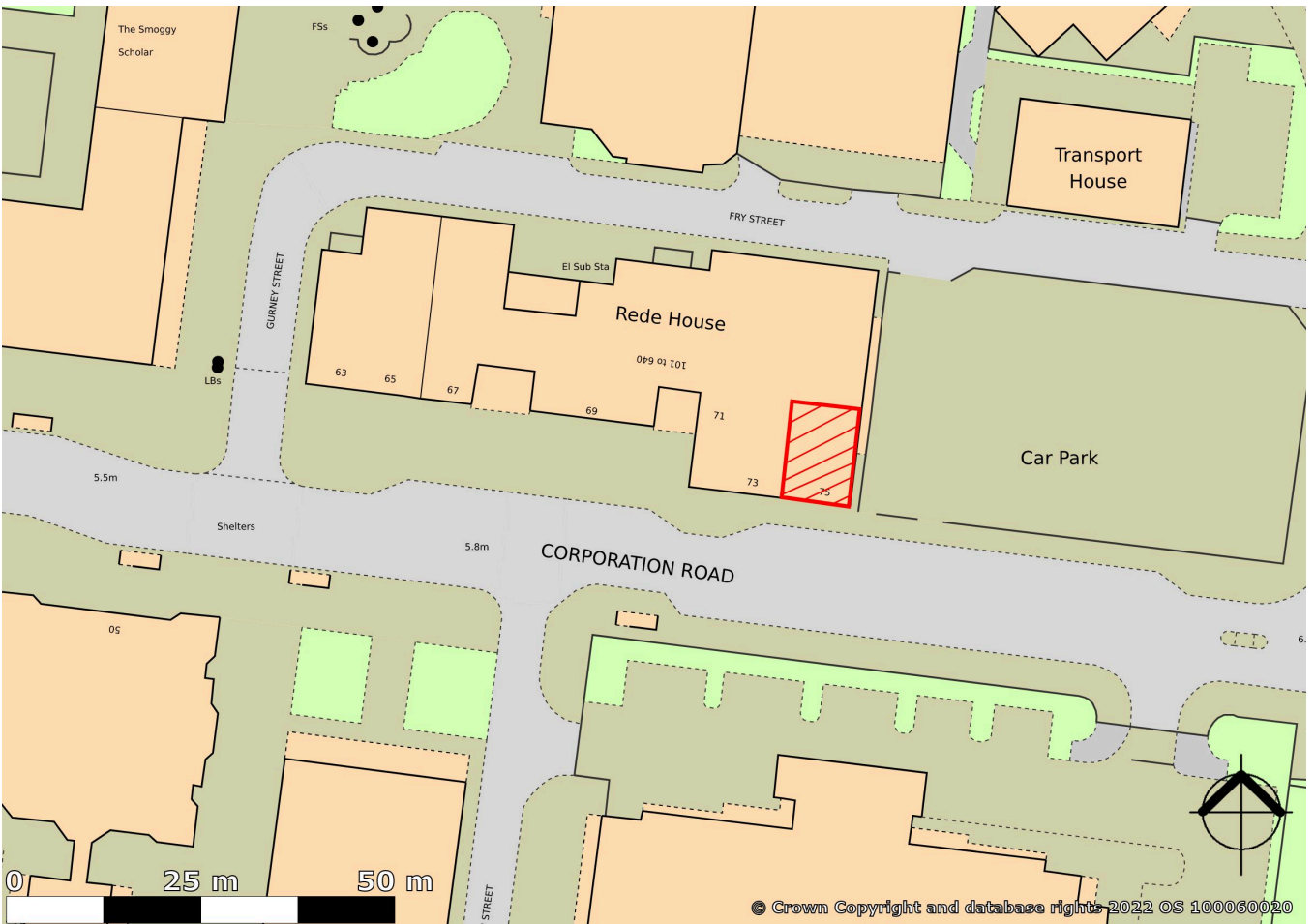
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Viewing

Viewings can be arranged by contacting Thomas: Stevenson directly.







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