

Middlesbrough | TS1 2LS

## The Cleveland Centre

# Retail Units To Let From 404 SQ FT



### AT A GLANCE



FOOTFALL  
**7.9M**



UNITS  
**63**



CAR PARK SPACES  
**600**





UNIT	ACCOMMODATION	SIZE	RENT
15 Centre Mall	Ground Floor Ancillary	2,204 sq ft 1,594 sq ft	£22,500 pa exclusive
16 Centre Mall	Ground Floor	404 sq ft	£10,000 pa exclusive
LSU 5 Centre Mall	Ground Floor First Floor	9,607 sq ft 6,321 sq ft	Upon application
10 Newton Mall	Ground Floor First Floor	1,182 sq ft 686 sq ft	£15,000 pa exclusive
98 Linthorpe Road	Ground Floor First Floor	907 sq ft 789 sq ft	£20,000 pa exclusive
104 Linthorpe Road	Ground Floor First Floor	1,828 sq ft 1,189 sq ft	£30,000 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, WH Smith & 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](http://www.gov.uk/calculate-your-business-rates)

### VAT

All figures quoted are exclusive of VAT.

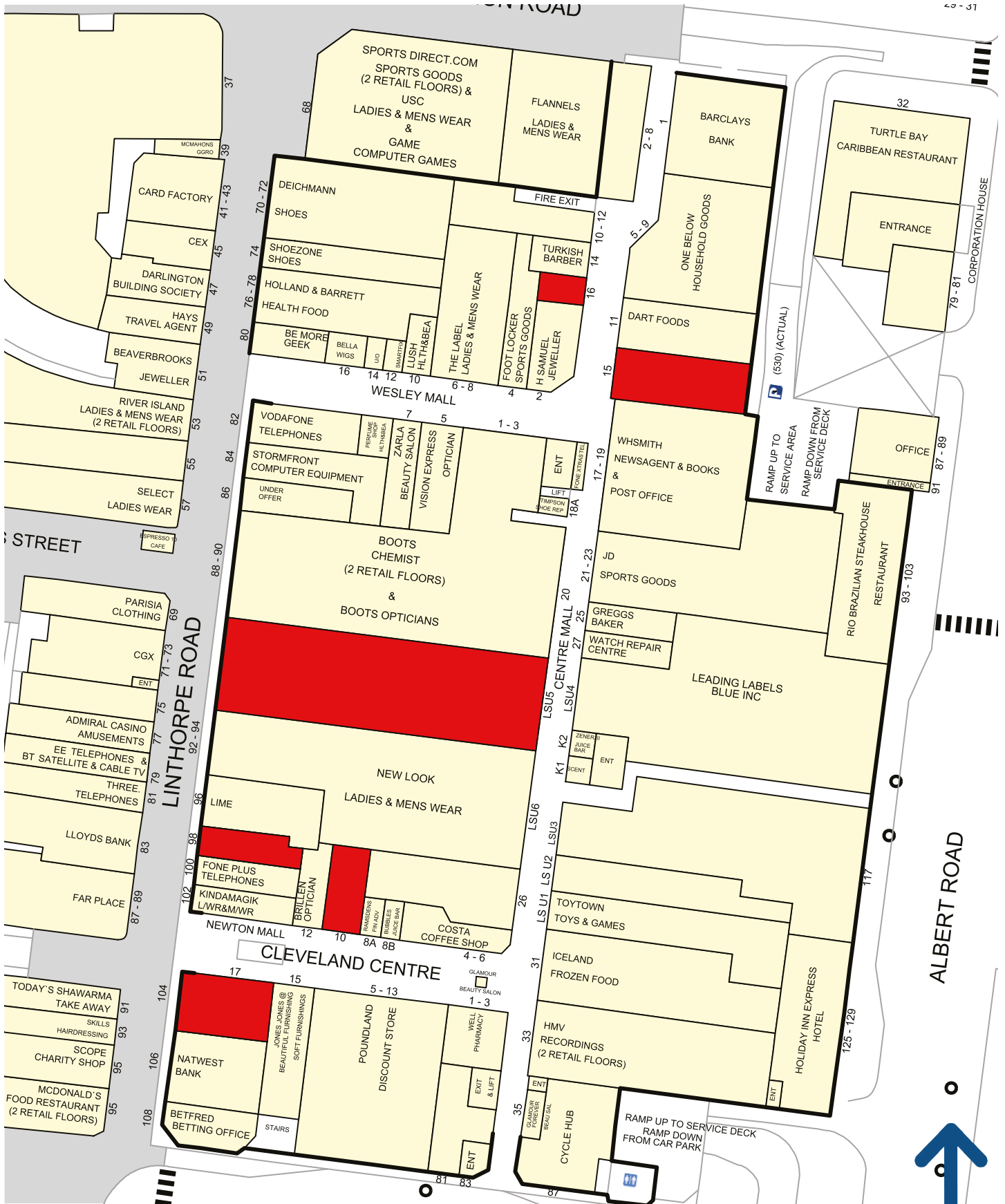
### Further Information

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