



TO LET/FOR SALE – DEVELOPMENT & EV CHARGING STATION OPPORTUNITIES

2 SITES AVAILABLE FOR INDUSTRIAL/TRADE/RETAIL/DRIVE THRU & EV CHARGING
OPPORTUNITIES – PUDDLERS ROAD, SOUTH BANK, MIDDLESBROUGH, TS6 6TX

Naylor's 
Gavin Black
Commercial Property People

Location

Located on the junction of South Tees Business Centre and the A66 Dual Carriageway between Middlesbrough and Redcar. This is a main arterial route into Teesworks, the UK's largest Freeport and most connected industrial zone in the UK. Traffic flow is anticipated to increase significantly as more businesses move into Teesworks. The site adjoins a large Asda Supermarket and one of the entrances into South Tees Business Park, making it an ideal stop off point off the A66.

Middlesbrough Town Centre is approximately 1 mile to the west whilst nearby occupiers include Screwfix, McDonalds and Middlesbrough Football Club.

Communication

Durham Tees Valley Airport is 14 miles away serving UK and European airlines and cities. South Bank train station is approximately 400 metres north of the site which connects to Middlesbrough train station in the town centre and operates Northern Rail and TransPennine Express providing routes locally and connecting nationally. The 64, 64A and 794 bus services operate via South Bank.

Drive Times (Miles)

Newcastle	43
Leeds	69
Edinburgh	161
Birmingham	176
London	260

Opportunity

There is an opportunity for these sites to be developed for a variety of mixed uses including industrial, trade park, retail or drive thru, together with EV charging stations or battery related uses. Any use will be subject to necessary consents.

Description

The two various sites are currently laid as grass/shrubs/trees of relatively flat surfaces which will have a shared access from Puddlers Road with South Tees Business Centre as indicated hatched black on the attached plan. The largest plot also may lend itself to access from Normanby Road although any new access would need consent from local highway control as to the feasibility.

Accommodation

The sites have been measured from plans to provide the following approximate areas and coloured accordingly outlined on the map below:

	Hectares	Acres
Plot A (Red)	0.59	1.47
Plot B (Blue)	0.23	0.58
Total	0.82	2.05



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Services

We are advised that mains services are available however interested parties should make their own enquiries.

Planning

The site sits in an employment area within the adopted Redcar and Cleveland Local Plan (May 2018). Alternative uses may be considered subject to satisfactory consents.

Terms

The sites are available to lease or for sale by way of the ground lease on a term to be agreed and dependant on proposed use.

Rating Assessment

To be advised subject to use.

Legal Costs

The incoming party should meet the owner's reasonable legal and surveyors fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

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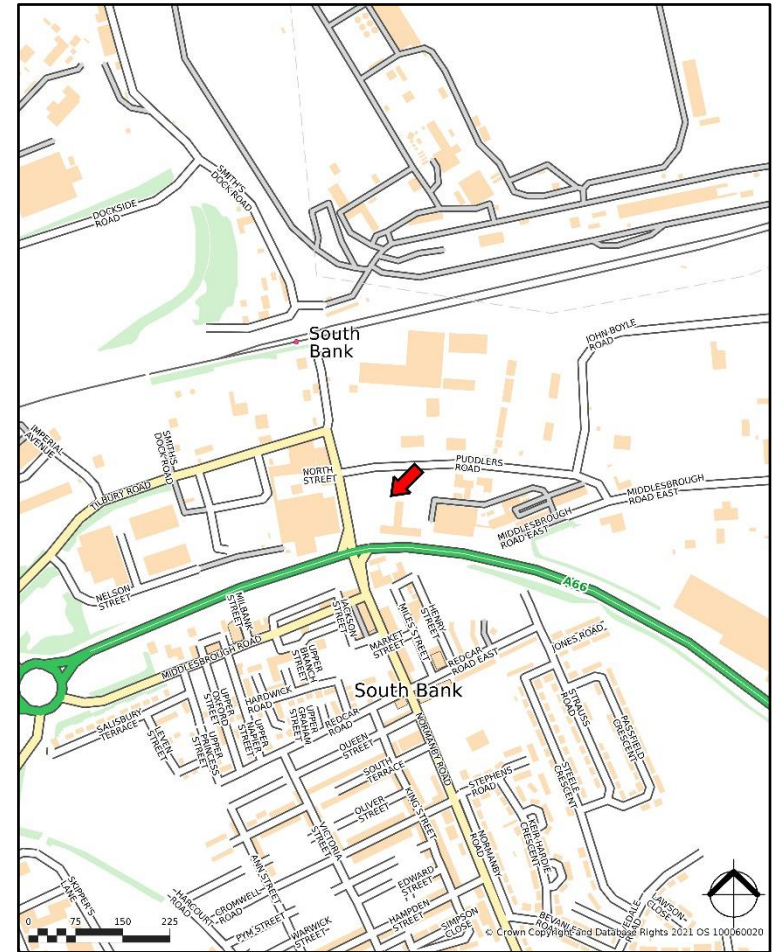
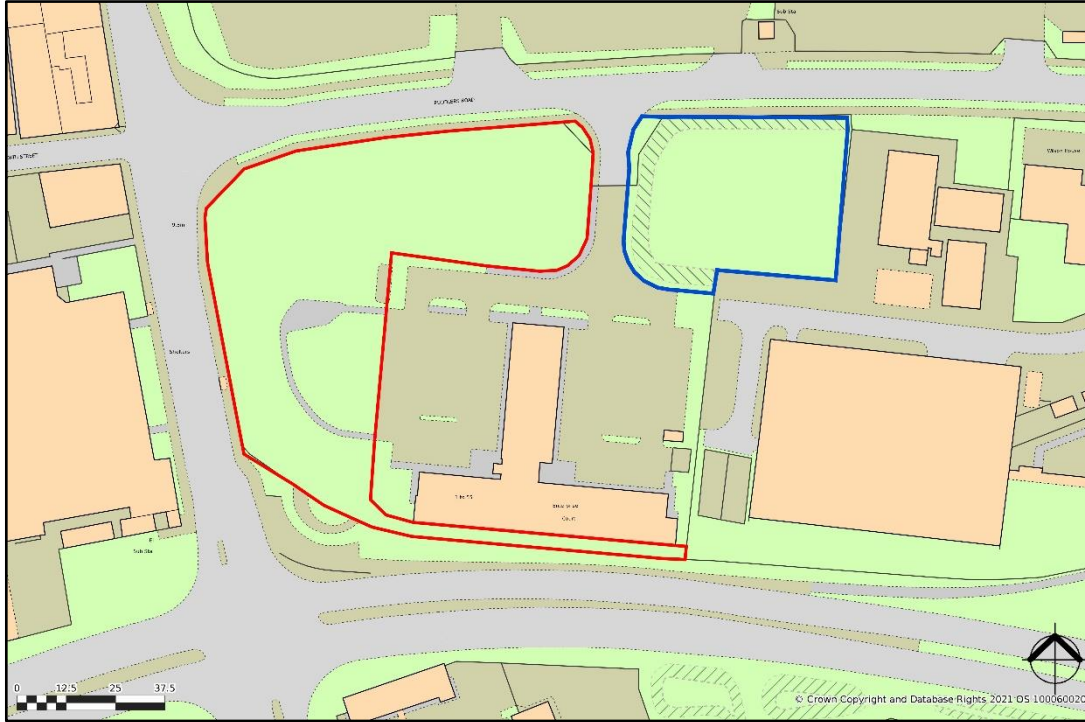
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