

# UNIT 6, VICTORIA STREET, MIDDLESBROUGH, TS1 5QZ

## LIGHT INDUSTRIAL UNIT

TO LET

**THE TYRE BAY**  
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**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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

**www.thomas-stevenson.co.uk**

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### LOCATION

The development is located on Victoria Street just off Newport Road in the Cannon Park area of Middlesbrough town centre.

This is a central location between the principal retail/commercial area of Middlesbrough and the Newport Interchange with the A66.

### DESCRIPTION

The property comprises a mid terrace light industrial unit of steel portal frame construction with brick and block elevations clad in profile metal sheet incorporating roller shutter loading door with loading area and forecourt parking.

The property benefits from ground floor workshop, toilets, and reception area.

### ACCOMODATION

Workshop: 99.75 sq m / 1,073 sq ft

### TENURE

The unit is available to let at a passing rent of £10,500 pa for a term to be agreed on a full, repairing and insuring lease.

The lease will contain service charge provisions which contribute towards the maintenance of any common parts on the estate.

### RATEABLE VALUE

The property has a Rateable Value of £7,000. The property qualifies for small business rates relief. Interested parties should contact Middlesbrough Council for the exact rates payable.

### VAT

All rentals/prices are exclusive of VAT where applicable.

### ENQUIRIES

Contact Paul Stevenson to discuss your interest.  
Tel: 01642 713 303

Email: [admin@thomas-stevenson.co.uk](mailto:admin@thomas-stevenson.co.uk)

### VIEWING

Viewings can be arranged by contacting Thomas: Stevenson direct

Subject to contract

[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)



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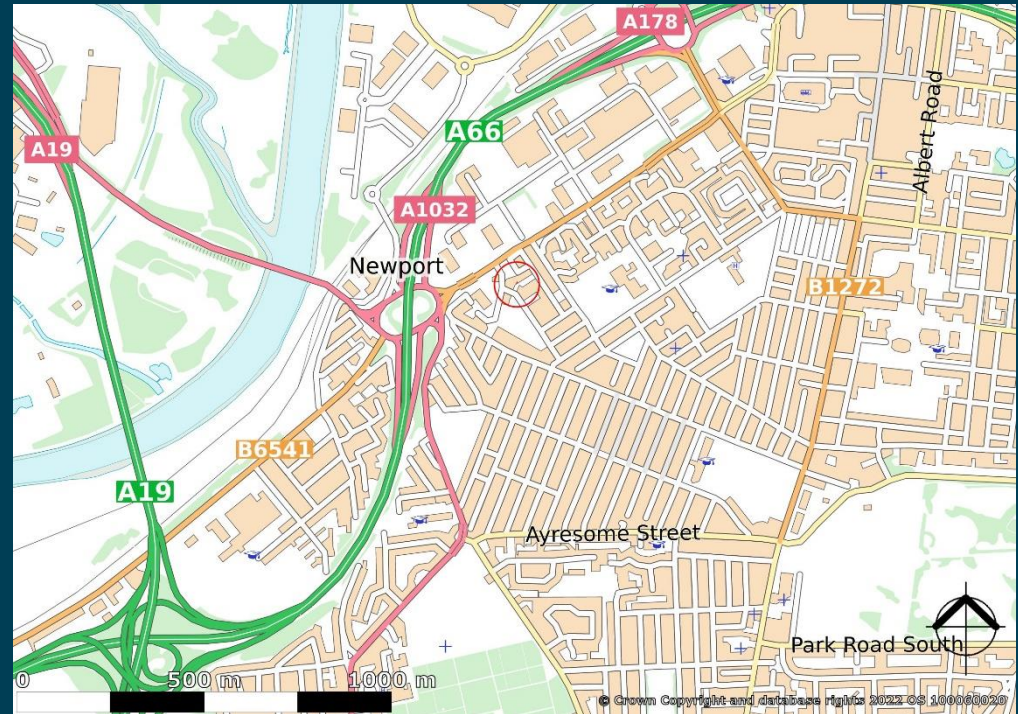
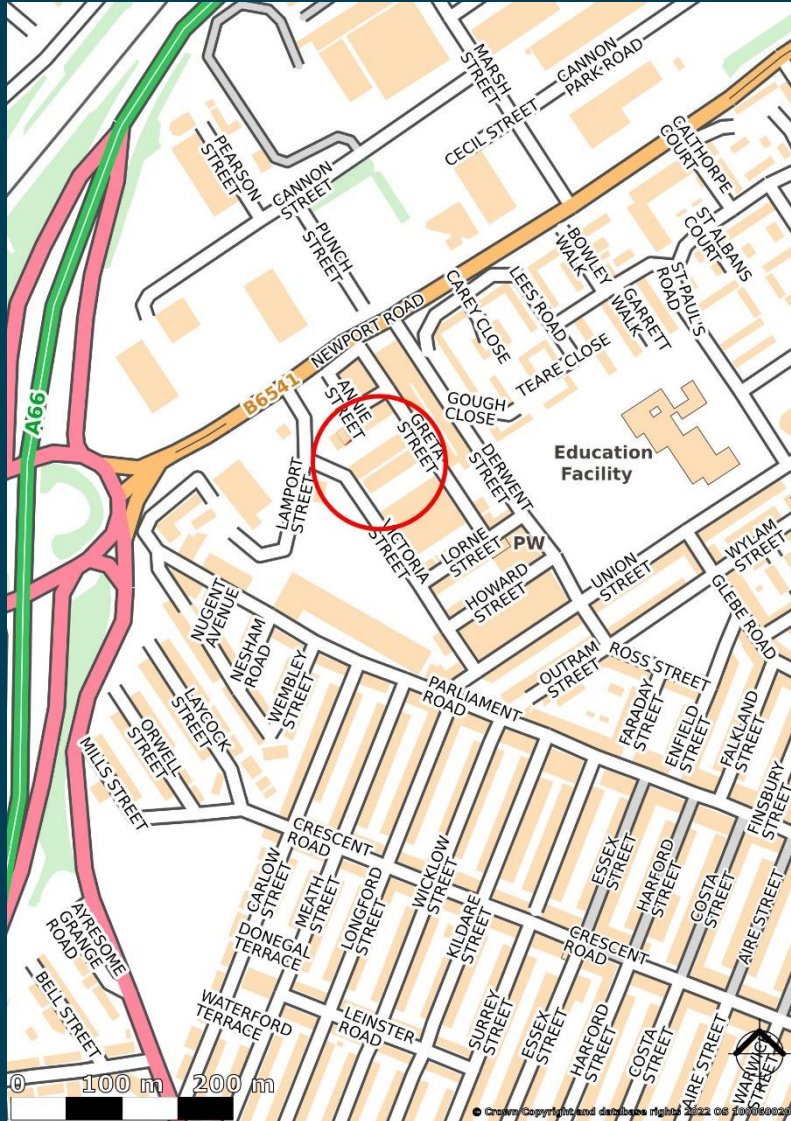




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#### Energy performance certificate (EPC)

Unit 6  
Victoria Street  
MIDDLESBROUGH  
TS1 5QZ

Energy rating

**D**

Valid until: 12 January 2030

Certificate number: 9243-3062-0614-0690-2995

Property type: B1 Offices and Workshop businesses

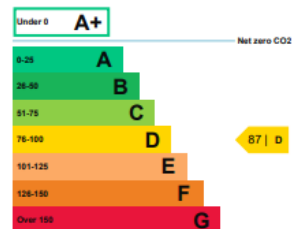
Total floor area: 100 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 19 | A

If typical of the existing stock: 55 | C

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**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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