

YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP

TO LET – SECURE YARD WITH WORKSHOP



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

YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP

TO LET – SECURE YARD WITH WORKSHOP

LOCATION

The property is located at the junction of North Street and Commercial Street approximately ½ a mile north of Middlesbrough town centre in an established industrial location adjacent to the Transporter Bridge.

Nearby occupiers include PD Ports, Energy Efficient Windows, Atlas Garage and Pioneer Procurement. The area to the east, between the subject and Riverside Stadium is known as Middlehaven and is subject to on-going redevelopment.

The property has good transport communications being located 0.4 miles north of the A66, within 0.3 miles of Middlesbrough railway station and approximately 120 metres south of the River Tees.

DESCRIPTION

The property comprises a 0.44 acre hard surfaced secure compound and single storey workshop providing basic storage.

The yard benefits from frontage to both Commercial Street and North Street and is accessed via a secure gate entrance from North Street.

RATING ASSESSMENT

Interested parties should contact Middlesbrough Borough Council to enquire as to the precise rates payable.

ACCOMODATION

The accommodation provided is as follows –

Ground Floor	
Workshop:	129.08 sq m (1,394 sq ft)
Yard:	0.40 acres 0.16 ha
Site:	0.46 acres 0.185 ha

TENURE

The premises are available on a new lease for a term of years to be agreed at a rental of £40,000 pa.

VAT

All figures quoted are exclusive of VAT.

VIEWING

Viewings can be arranged through our office.

Please contact Jack Robinson / Paul Stevenson on 01642 713303 or via email - admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP TO LET – SECURE YARD WITH WORKSHOP



**YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP
TO LET – SECURE YARD WITH WORKSHOP**



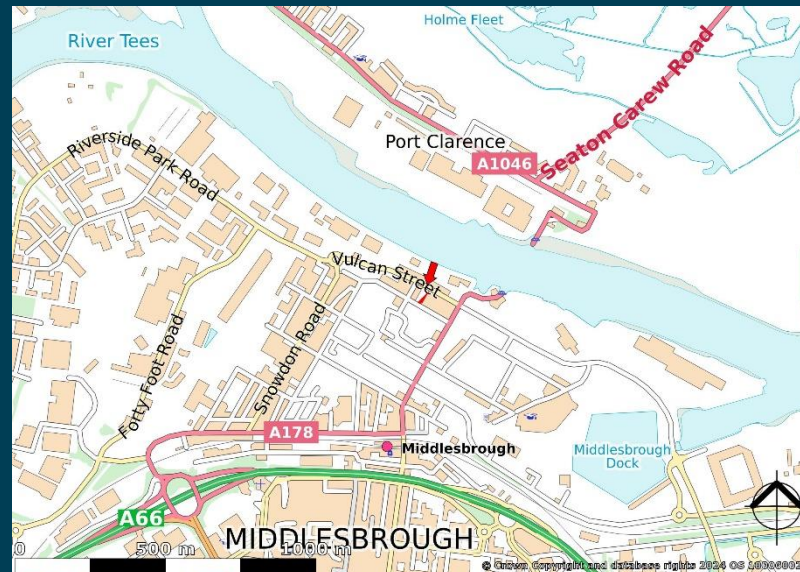
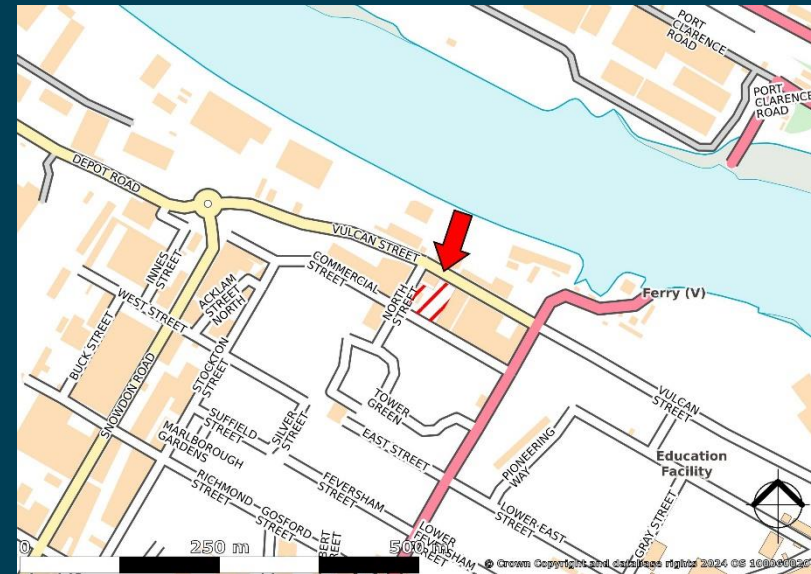
YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP
TO LET – SECURE YARD WITH WORKSHOP



**YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP
TO LET – SECURE YARD WITH WORKSHOP**



YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP TO LET – SECURE YARD WITH WORKSHOP



YARD / COMPOUND AT NORTH STREET, MIDDLESBROUGH, TS2 1JP

TO LET – SECURE YARD WITH WORKSHOP

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any 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 an offer or contract:

(ii) Thomas Stevenson 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 representation and must satisfy themselves as to their accuracy:

(iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.

(iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and

(v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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