

CAMBRIDGE ROAD, MIDDLESBROUGH, TS3 8AG

INDUSTRIAL UNIT, HARDSTANDING AND EXPANSION LAND

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is located on Cambridge Road half a mile East of Middlesbrough Town Centre just off Cargo Fleet Roundabout and benefits from immediate access to the A66. The rest of the regions road network is available by the A66/A19 interchange 1 mile to the West of this site.

DESCRIPTION

The property is a consists of a large high bayed industrial unit surrounded by an area of concrete hard standing and potential expansion land.

ACCOMODATION

Shed	50,000 sq ft	4,645 sq m
Concrete Hard Standing	4.6 acres	1.86 hectares
Potential Expansion Land	2.1 acres	0.85 hectares

RATEABLE VALUE

The property is not currently on the ratings list.

TENURE

The property is available via a new lease for a number of years to be agreed at an initial rent of £200,000 per annum.

CONDITION

The building requires refurbishment which the landlord is prepared to undertake when a suitable tenant is secured.

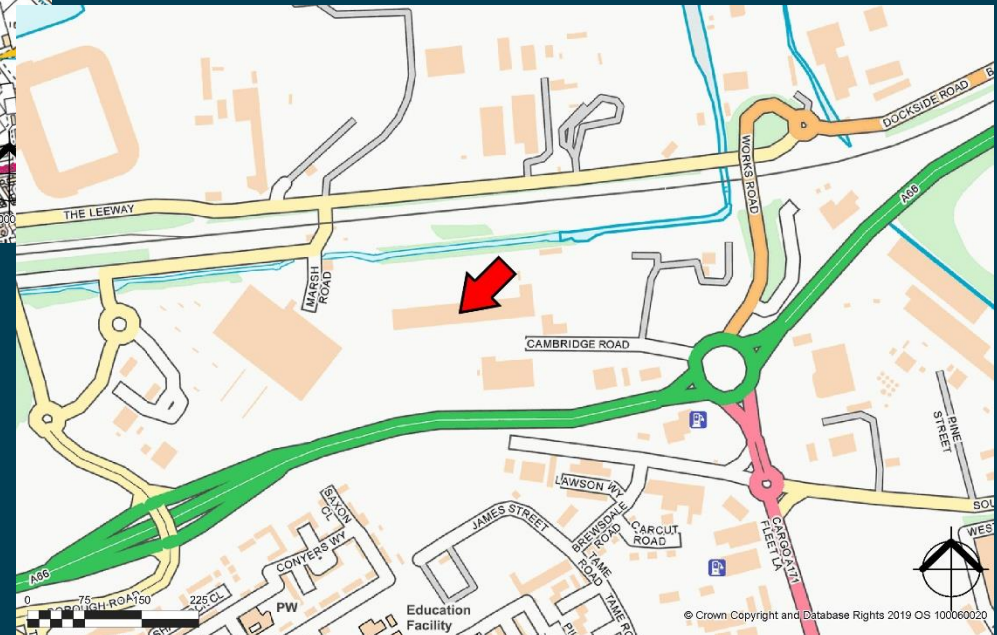
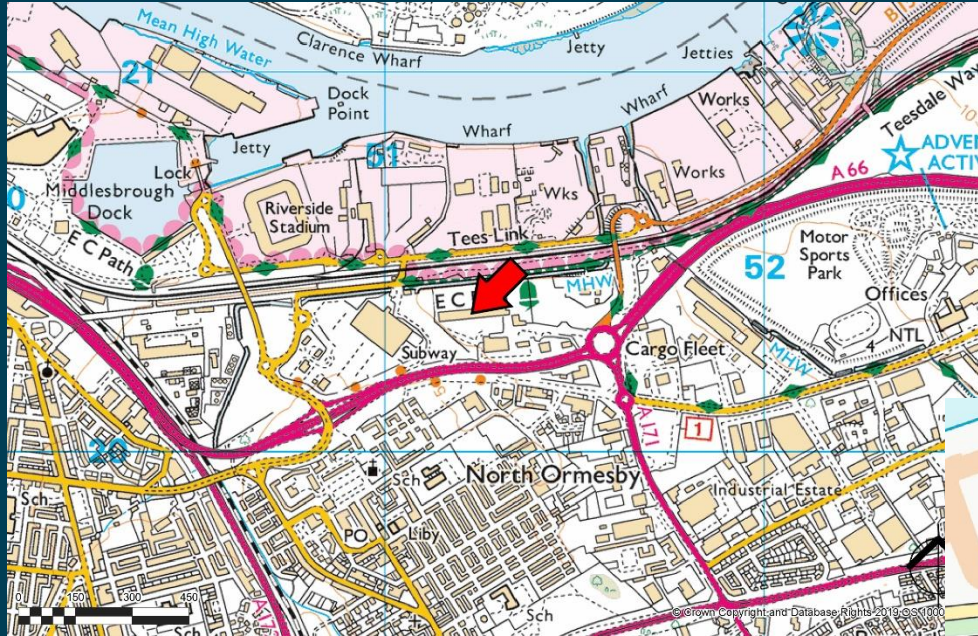
VIEWING

All enquiries and viewing arrangements are to be directed through Thomas Stevenson.

Contact Paul Stevenson on 01642 713303

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