



TO LET

WAREHOUSE AND OFFICES

Marsh Street, Cannon Park, Middlesbrough TS1 5JH

- Units 2A and 2B
- Trade Counter Location
- From 13,500 sq ft – 30,317 sq ft

Contact: Jonathan Simpson

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Connect Property North East

4 Halegrove Court

Cygnat Drive

Preston

Stockton on Tees

TS18 3TS

LOCATION

The premises lie in a prominent corner position at the junction of Cannon Street and Marsh Street approximately 0.5 miles from Middlesbrough Town Centre and a short distance from the Cannon Park roundabout providing links to the A66 and A19.

Major businesses in the Cannon Park area include Lookers Volkswagen, Royal Mail, Aldi, Lidl, Edmundson Electrical and Clinkards.

DESCRIPTION

A warehouse facility arranged in a number of interconnecting bays of steel frame construction under dual pitched roofs, that are available in either whole or part.

Externally there is loading and car parking.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Description	Sq m	Sq ft
Unit 2A	1,560	16,800
Unit 2B	1,255	13,517
Total	2,815	30,317

TERMS

The property is available to let on new FRI lease. Further information is available upon application.

VAT

All prices quoted are deemed exclusive of vat unless stated otherwise.

BUSINESS RATES

Units 2A and 2B have a rateable value of £86,000. Interested parties should contact the Local Authority to establish the precise rates payable.

EPC

Warehouse – Band C.

A copy of EPC's available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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