



TO LET

WAREHOUSE AND OFFICES

Marsh Street, Cannon Park, Middlesbrough TS1 5JH

- Trade Counter Location
- Ground and First Floor Offices
- Refurbished Offices
- **Approximately 3,281 sq m (35,325 sq ft)**

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Connect Property North East

4 Halegrove Court
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Preston
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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. There is an area of first floor offices and staff facilities to the Marsh Street elevation.

Externally there are ample parking areas to both the Marsh Street and Cannon Street frontages.

ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Description	Sq m	Sq ft
Warehouse	2,509	27,017
Ground Floor Storage/ Offices	386	4,154
First Floor Offices	386	4,154
Total	3,281	35,325

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

Further information regard in the rates is available upon application.

EPC

Warehouse - Band D-92

A copy of EPC's available upon request.

VIEWING

Strictly through the agents Connect Property North East:

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