



# TO LET

## SHOWROOM / WAREHOUSE

Unit 3 Marsh Street, Cannon Park, Middlesbrough TS1 5JH

- **Approx 1,232 sqm (13,270 sq ft)**
- Secure Yard
- Two Loading Doors
- Adjacent to the A66

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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

The property comprises of a industrial/ workshop unit of steel portal framed construction, with profiler metal sheet clad elevations and roof. The building has the benefit of two concertina loading doors. Externally the building has a secure yard.

## BUSINESS RATES

The property has a rateable value of £34,750. Interested parties should contact the Local Authority to establish the precise rates payable.

## EPC

Warehouse - Band D-92  
A copy of EPC is available upon request.

## VIEWING

Strictly through the agents  
Connect Property North East:

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## ACCOMMODATION

The property has the following approximate Gross Internal Areas:

Floor area	Sq m	Sq ft
Warehouse	1,232	13,270

## TERMS

The property is available to let on new FRI lease at an asking rent of £70,000 per annum. Further information is available upon application.

## VAT

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



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