



TO LET

5 GRETA STREET, MIDDLESBROUGH TS1 5QF

- Established Commercial Location
- Good Road Links
- Approx. 764 m² (8,224 sq ft)
- £25,000 per annum plus vat
- Motor Trade Use Permitted
- Gym Use Permitted
- Community Use Permitted

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

The premises are located on Greta Street, in the Cannon Park area of Middlesbrough close to the A66(T) which provides direct access to the A19(T) and A1(M) and the region's road network beyond. Middlesbrough Town Centre is approx. 1 mile distant.

DESCRIPTION

The premises provide industrial style accommodation with brick and block-work walls to low levels. The premises is 2 storey with WC and roller shutter loading. The premises have separate pedestrian and roller shutter access from the external loading area.

ACCOMMODATION

We calculate the premises provide the following approximate GIA:

Unit 5 764 m² (8,224 sq ft)

TERMS

The premises are available To Let by way of a new Full Repairing and Insuring Lease at a commencing rental of £25,000 per annum.

RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we are advised that the premises need to be re-assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

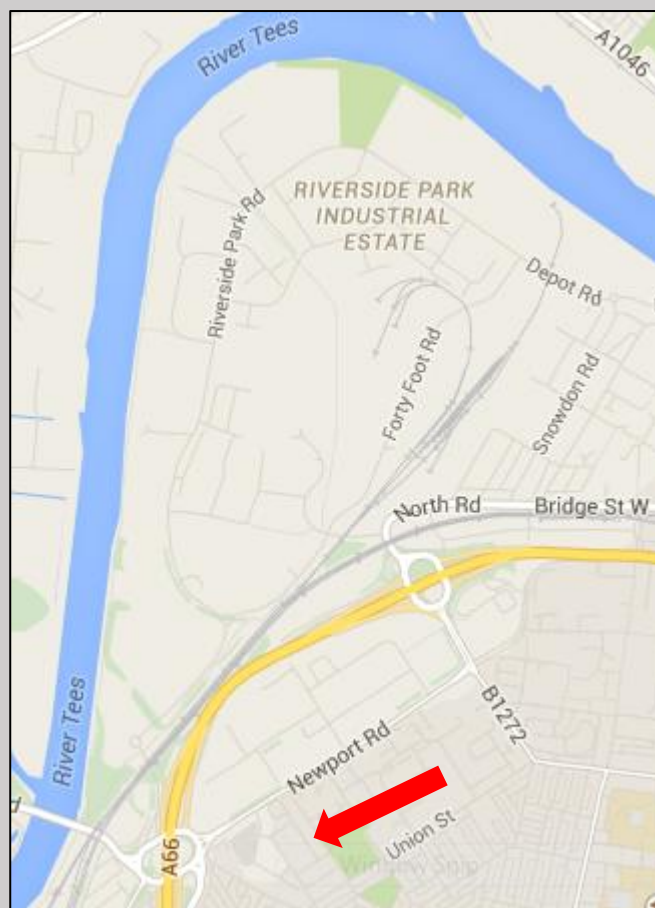
A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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