

Ormesby Road Retail Park Middlesbrough – TS3 7AS

1,130 – 2,260 Sq ft TO LET
AVAILABLE IMMEDIATELY





Description:

The last two available units forming part of a newly developed parade of 7 retail units, which have access to a shared 49 space car park, with direct access from Ormesby Road. Our clients have recently commissioned an independent traffic count which showed 15,500 cars passing the site on a daily basis.

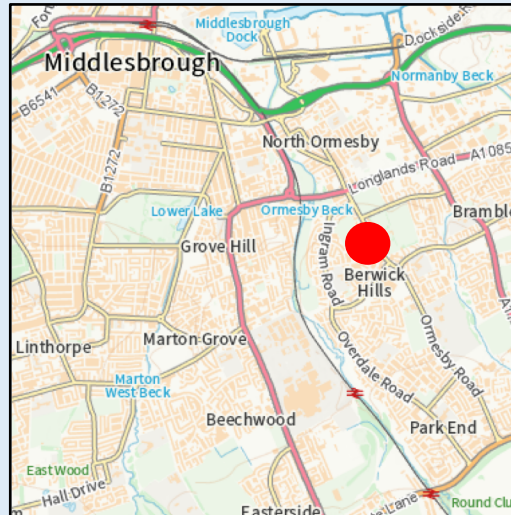
Heron Foods, Dominos, Greggs, The Tanning shop and Head Quarters Barbers are all open and currently trading on the parade.

All units have their own dedicated service yard accessed from Graygarth Road at the rear of the parade.

Location:

The property is located on Ormesby Road in the Berwick Hills area of Middlesbrough. Norfolk Place Shopping Centre is adjacent where national occupiers Co-op, One Stop and The Post Office are located.

The property is also within walking distance of a Morrison's supermarket and the Berwick Hills Centre, which includes a health center, swimming pool and fitness studio.



NB. The plan is for identification only. © Crown Copyright OS 0100055500



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Areas:

The two remaining units comprise the following approximate net internal area and are available for immediate occupation:

Unit 6	105 sqm	1,130 sq ft
Unit 7	105 sqm	1,130 sq ft
TOTAL	210 sqm	2,260 sq ft

The units can be amalgamated to create a single unit of approx. 2,260 sq ft.

NB. Information provided by the Vendor, not measured by the agents.

VAT:

The property is not elected for VAT.

Energy Performance Certificate:

Certificate and report available upon request.

Planning Use:

Planning permission has been obtained for uses within Class E a & b. (Pre 1 September 2020 uses within Class A 1 & 2).

Business Rates:

Interest parties are advised to make their own enquires to Middlesbrough City Council direct.

Legal Costs:

Each party to be responsible for their own legal costs incurred during this transaction.

Term:

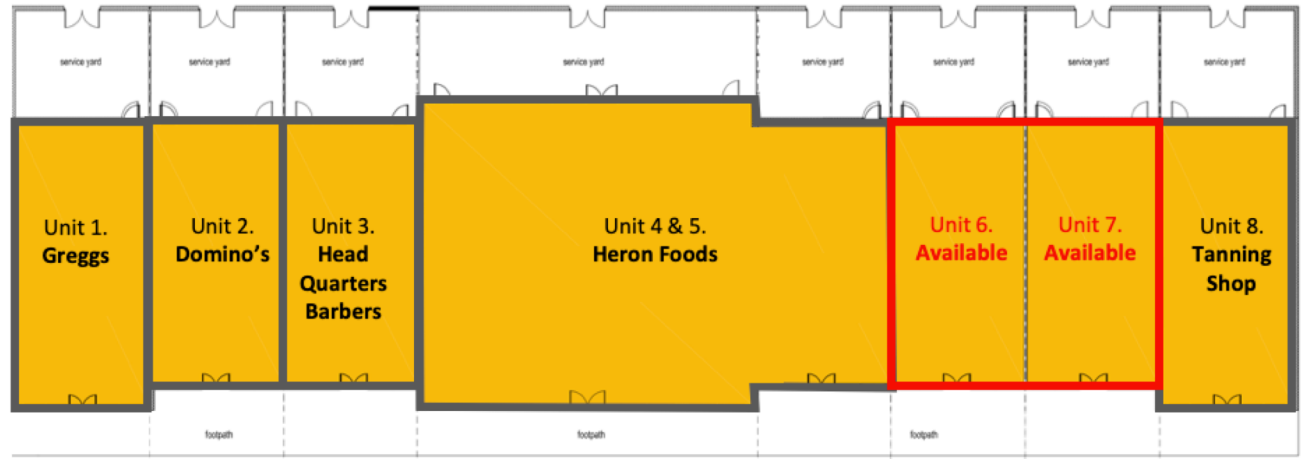
The units are being offered by way of a new full repairing and insuring lease for a term to be agreed.

Rent:

Unit 6. Asking Rent £18,000 pa

Unit 7. Asking Rent £18,000 pa

*Rents are exclusive of Business Rates, VAT, Insurance & Service Charge.



NB. The plan is for identification only. Existing Ground Floor Layout.





Matthew Jackson
matthew@bwpcommercialproperty.com
+ 44 (0)20 3355 5551



Dan Howie
dan@howieproperty.co.uk
+ 44 (0)7793 970 598



Chris Farlow
chrisf@carvergroup.co.uk
+ 44 (0)1325 466 945

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