



**FOR SALE**

**PRIME STUDENT INVESTMENT**

**BLOCK B, DRINKWATER HOUSE, 210-212 MARTON ROAD, MIDDLESBROUGH TS4 2ET**



**Sanderson  
Weatherall**





## Summary

- Prime Student Investment
- 48 Beds
- 12 En-Suite Rooms per floor
- Offers Over £2.35M
- Freehold
- Subject to Contract

## Description

Drinkwater House is a striking building which was converted to student accommodation in 2013 and has been one of the most popular student schemes in the region for the last decade amongst the student population. The scheme provides 12 spacious en-suite student rooms per floor with spacious communal areas.

The building provides excellent amenities for students by way of its internal provision, as well of course local amenities given the excellent location of the property.

## Asking Price

We are seeking offers over £2.35M for the benefit of our clients' Freehold interest.

## Service Charge

A service charge is currently payable by the tenants which comprises a utility charge and general communal upkeep. Further information is available upon request.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.







# Location

The property is situated in a prominent position on Marton Road, in close proximity to Teesside University campus.

Middlesbrough is located in the North East of England and is a key urban centre in the Tees Valley region. Middlesbrough is a large town with industrial roots and is well known as a digital and creative hub within Tees Valley.

Middlesbrough sits within a 90 minute drive of cities including Newcastle, York and Leeds. There are a number of daily direct rail connections to Newcastle, York, Leeds and Manchester, with Virgin Trains East Coast having made a commitment to invest in Middlesbrough by creating a new direct rail link to London by 2020.

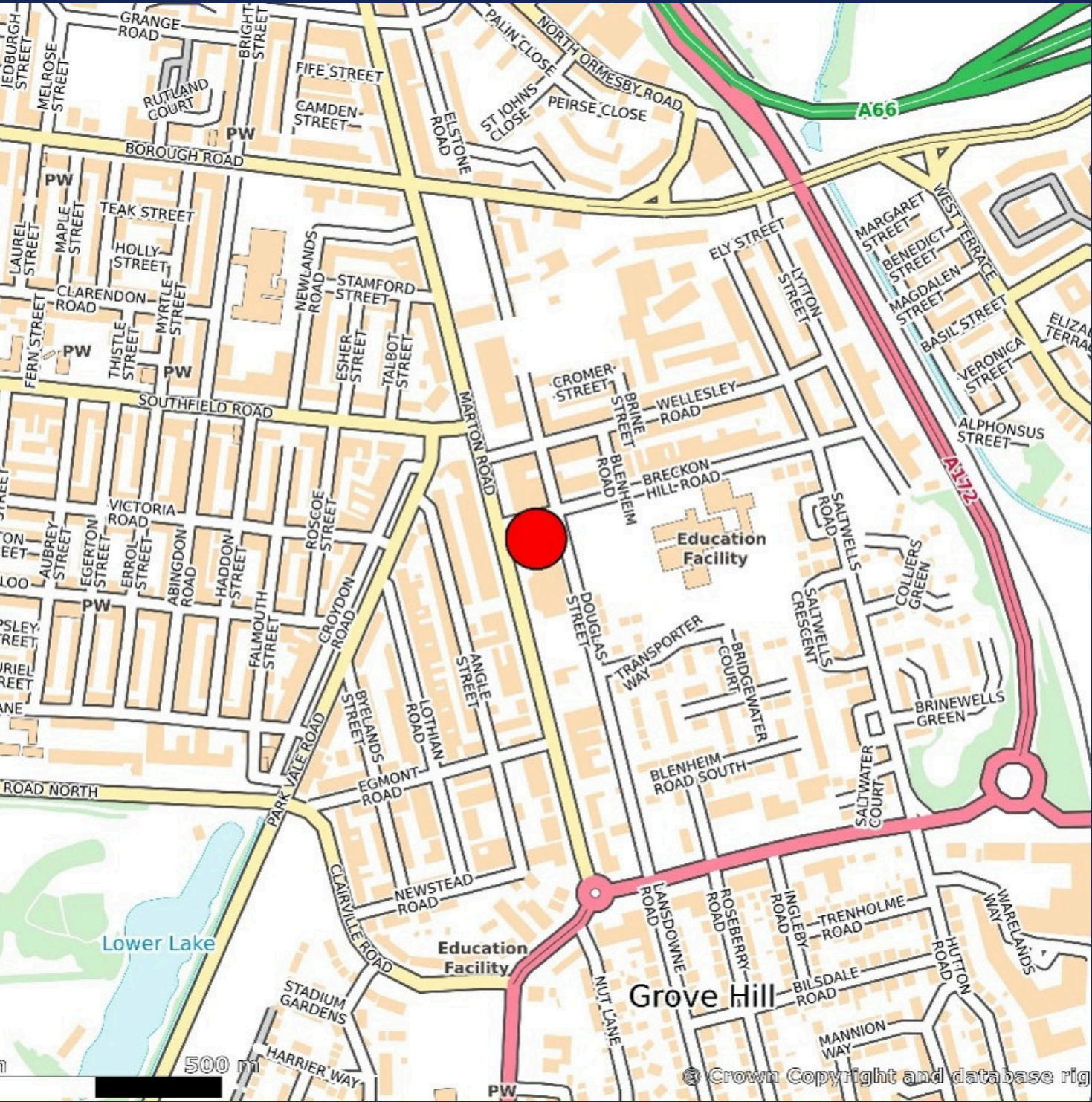
From Durham Tees Valley Airport travellers can reach Amsterdam in less than 90 minutes and from there connect to 200 international destinations including the USA, China and the UEE. Further connections to international destinations are available from nearby airports such as Newcastle and Leeds Bradford.

# VAT

We understand that VAT is not applicable to the purchase price.

# Legal Costs

Each party are responsible for their own legal costs incurred throughout any transaction.





## *Testimonials*

# Here's What Our **Residents Say**

Don't take our word for it, read what other students have said about living in our award winning accommodations.

There's a lovely atmosphere in Drinkwater house. You get privacy with your own room and bathroom, but also space to socialise in the kitchen and lounge. The location is great and the facilities are too. I felt I got value for money and really enjoyed my year here, and would recommend it 100%.

TANIA HANCOCK



# **Drinkwater House**

## **Middlesbrough**



# Contact

For further information or to arrange a viewing please contact the sole agents:

**Kevin McGorie**



07901 710 671



[kevin.mcgorie@sw.co.uk](mailto:kevin.mcgorie@sw.co.uk)

or via our Joint Agents, Parker Knights

**John Routledge**



07554 769 023



[jroutledge@parkerknights.co.uk](mailto:jroutledge@parkerknights.co.uk)



Sanderson  
Weatherall

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

March 2025

**PARKER KNIGHTS**

REAL ESTATE