



Sanderson
Weatherall

FOR SALE

Prime Student Investment



Drinkwater House, 210-212 Marton Rd, Middlesbrough TS4 2ET

sw.co.uk



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.

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 94 spacious en-suite student rooms 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 in the region of £4.5M for the benefit of our clients' Freehold interest.

Anti-Money Laundering

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

VAT

It is assumed that any sale would be treated as a transfer of a going concern.

Legal Costs

Each party will be expected to bear their own legal costs incurred in any sale.



Testimonials

Here's What Our **Residents Say**

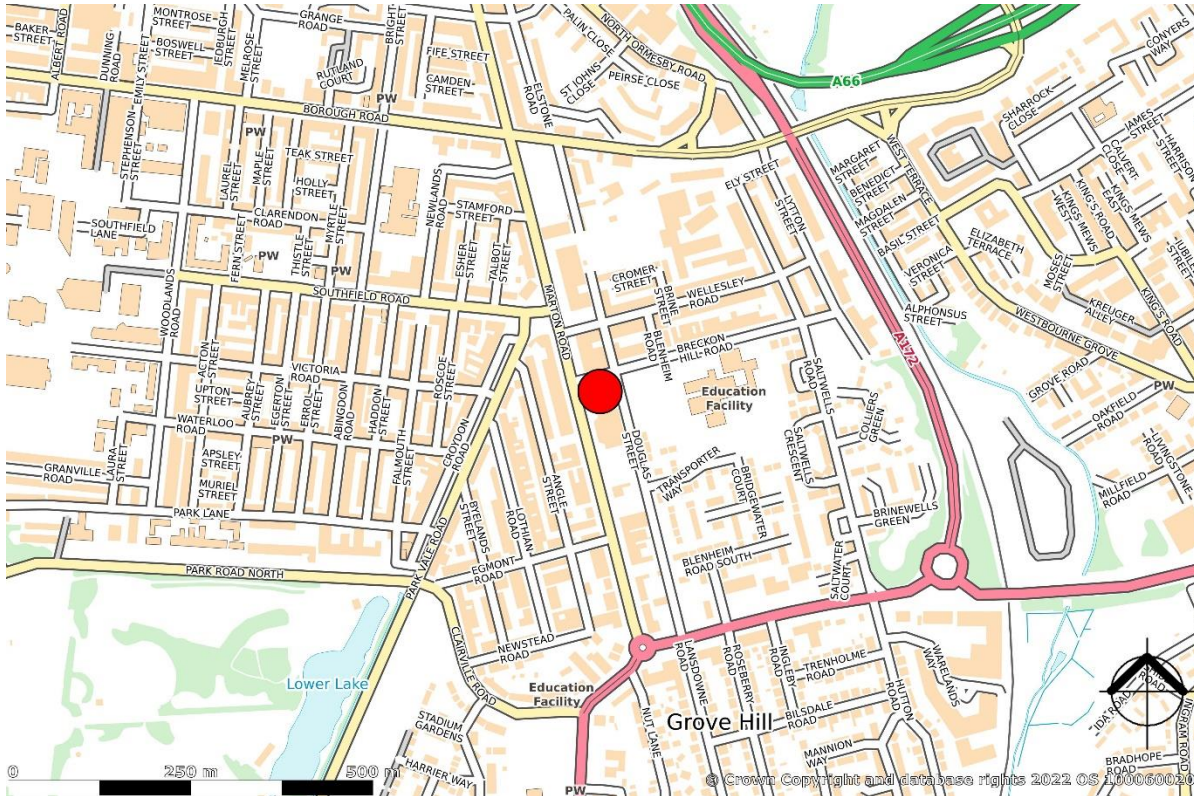
Don't take our word for it, read what other students have said about living in our award winning accommodations.

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**



Strictly by prior appointment with the agents:-

Kevin McGorie

0191 269 0174

kevin.mcgorie@sw.co.uk

Sanderson Weatherall LLP

4th Floor

Central Square South

Newcastle upon Tyne

NE1 3AZ

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Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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