

## £25,000 per annum Queen Street, Redcar, TS10



- Ideal for training centre, gym, office HQ or funded organisation (STPP)
- Prominent town centre location on Queen Street, Redcar
- Flexible ground floor with customer-facing area and partitioned retail/reception space
- Large internal workshop / open-plan operational area
- Multiple additional rooms including ground floor office and storage areas
- First floor comprising four spacious offices / training rooms
- Dedicated staff kitchen / break-out area
- Comprehensive facilities including male, female and accessible WCs
- Air conditioning and fire safety measures in place

**Extending to approximately 4,800 sq ft - Commercial Premises - Ideal Training Centre / Gym / HQ - Town Centre Location**

The property offers a rare opportunity to acquire a large, well-configured building suitable for a wide range of commercial uses, benefitting from excellent internal layout, strong overall condition and immediate readiness for occupation.

The ground floor provides a flexible customer-facing area, currently arranged to incorporate a reception/waiting space together with a partitioned retail-style area and rear storeroom. This configuration can be retained or reconfigured depending on occupier requirements.

Beyond this, the property opens into a series of interconnected spaces, including a large workshop-style area, additional office accommodation, and further storage, all linked via internal corridors providing good circulation and usability. The ground floor also benefits from comprehensive staff facilities, including accessible WC provision and separate male and female toilets.

The first floor provides a significant addition to the accommodation, comprising four large offices or meeting rooms, ideally suited to training, administrative or operational use. A well-equipped kitchen/staff room is also provided, alongside further WC facilities and additional storage.

Overall, the property is exceptionally well maintained, with air conditioning and fire safety measures already in place, allowing for straightforward occupation with minimal fit-out required.

Given the scale, layout and flexibility of the building, it is particularly well suited to occupiers seeking a multi-functional premises. The property would lend itself well to uses such as a training or education centre, gym or fitness facility, office headquarters, or a funded organisation requiring a central operational base (subject to the necessary consents).

This is a rare opportunity to secure a large, adaptable commercial premises in a town centre location, offering excellent value in terms of overall space and usability.

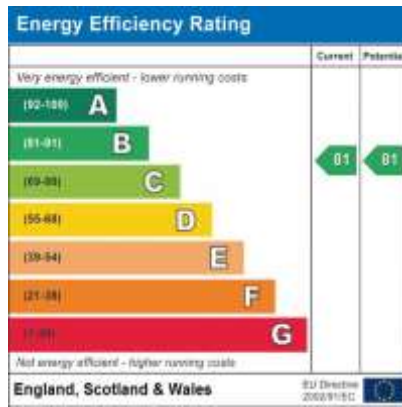
## KEY FEATURES

- Substantial multi-purpose commercial premises – approx. 4,800 sq ft
- Prominent town centre location on Queen Street, Redcar
- Flexible ground floor layout with customer-facing area and multiple internal zones
- Partitioned reception / retail area (removable or adaptable)
- Large rear workshop / open-plan space
- Multiple ground floor rooms including office and storage areas
- Extensive circulation space allowing reconfiguration
- Fully fitted male, female & accessible WC facilities
- First floor comprising four large offices / training rooms
- Dedicated staff kitchen / breakout area
- Additional storage throughout
- Air conditioning installed
- Excellent condition throughout – ready for immediate occupation
- Strong potential for: Training / education centre, gym / fitness use, office headquarters, community / funded organisation
- Flexible lease terms available (subject to agreement)

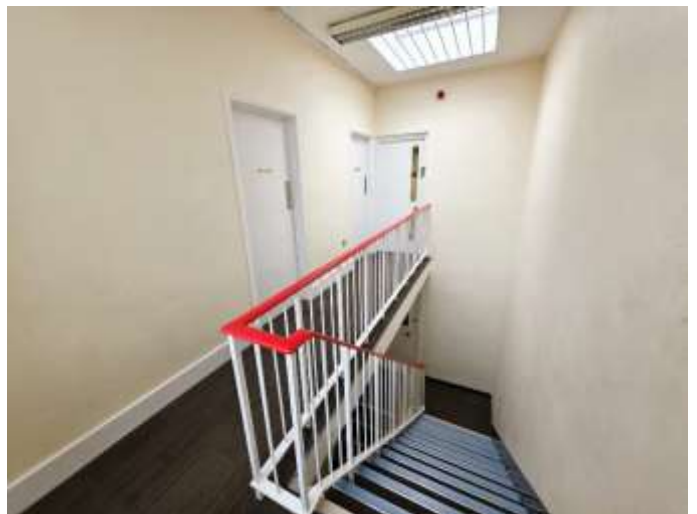
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Please note all measurements are approximate and you should rely on your own survey.

# Queen Street, Redcar, TS10



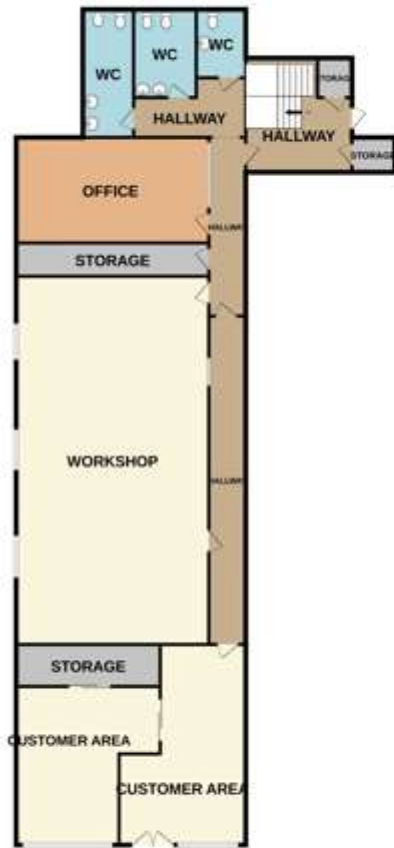








GROUND FLOOR



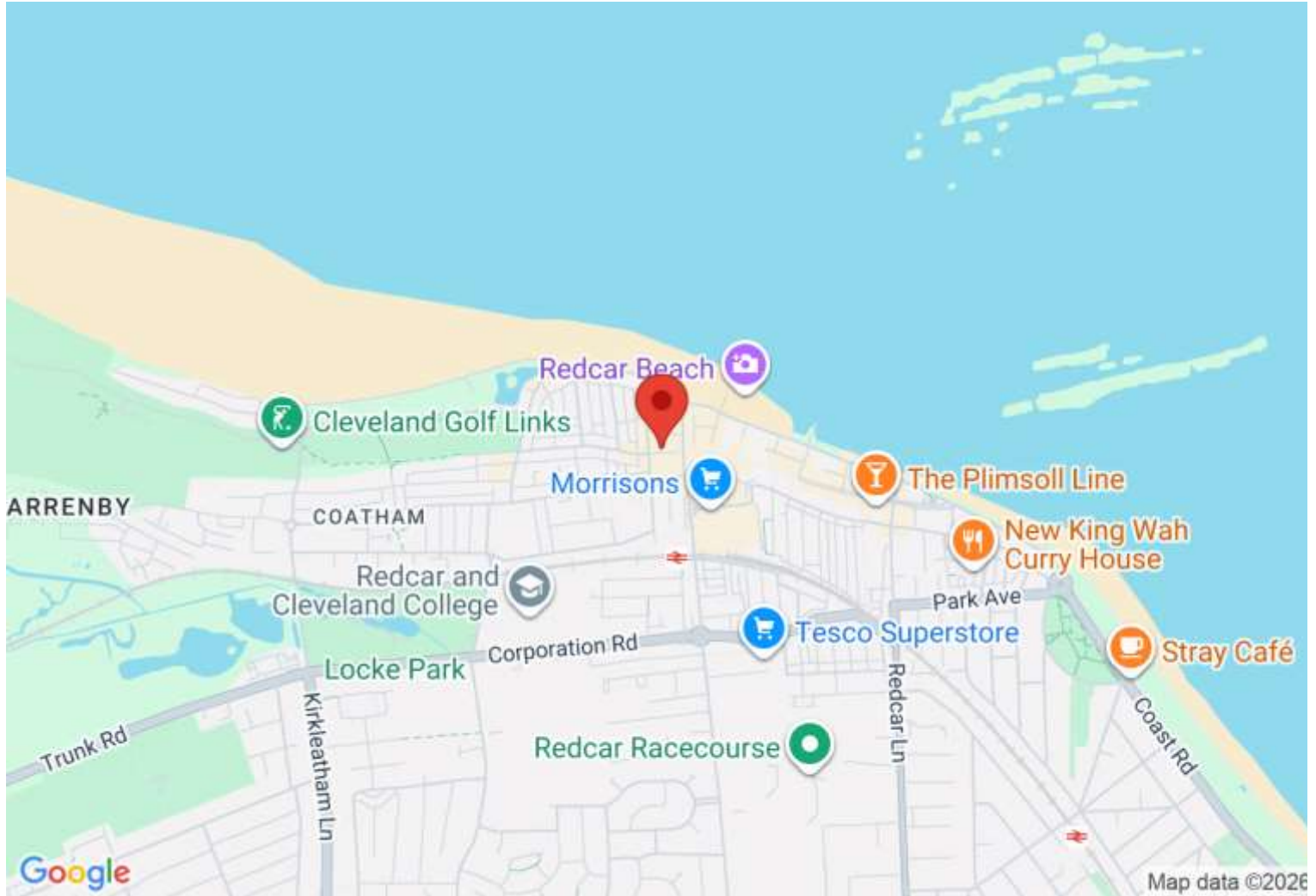
1ST FLOOR



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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: info@redcarletting.co.uk W: redcarlettingandsales.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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