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MIDDLESBROUGH, TS4 2EZ

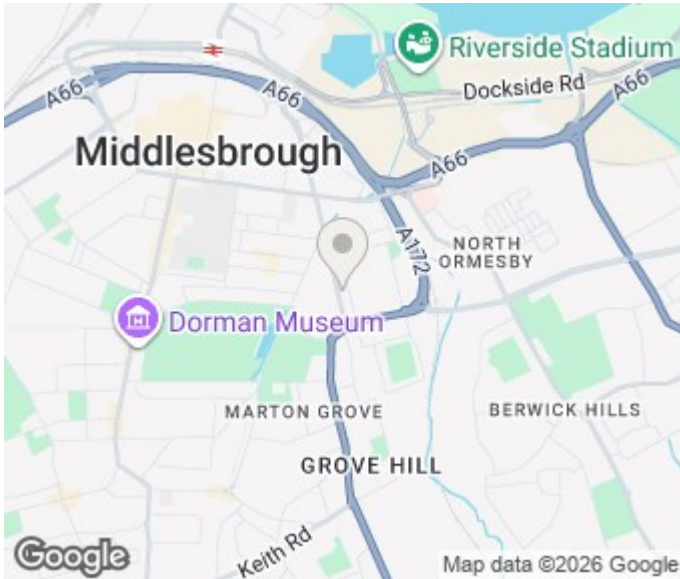
£40,000 PER ANNUM

Welcome to a remarkable opportunity at 242 Marton Road, Middlesbrough. This spacious commercial property extends to approximately 1,637 sq ft, offering versatile accommodation suitable for a wide range of business uses.

A key feature of this property is its flexibility. Prospective tenants have the option to lease either the entire building or half of the premises, making it an ideal solution for businesses seeking cost-effective space without compromising on quality or location. This arrangement provides an excellent opportunity for growing businesses, start-ups, or those looking to share occupancy.

The property is available on a minimum 3-year lease, providing security and stability for occupiers wishing to establish a long-term presence in the area.

MP
MAGNUM PROPERTIES
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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