



## 276 Parliament road

, Middlesbrough, TS1 5QL

**£1,200 Per month**

Commercial unit in a prime location in TS1!!

Most recently used as a car show room but lending itself to a number of uses including Car or other Show Room, Carpet Shop, Gym/Dance Studio, General Retail Unit Or Storage Units.

With an abundance of space (approx 3300 sqft) the space incorporates 21.5m wide x 7.5m Storage Room With Glazing And Vehicular Access Door To The Front, WC And Separate Storage Room.

The Middle Retail Space Is Access By Double Doors And Measures 9m Wide x 7.5 And Contains An Office. The Front Is Glazed With A Pedestrian Access Door.

The Space To The Right Hand Side Of The Building Measures Approximately 9.5m x 7.5m. It Has Two Vehicular Access Doors And Is Currently Used For Storage. There Is A Kitchen Area To The Rear

Call Progression Property today to arrange a viewing or for more information.

- COMMERCIAL PREMISES
- LENDING ITSELF TO MAN USES
- 3300 SQFT/300 SQM
- PRIME LOCATION WITHIN TS1
- AVAILABLE NOW

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



