





136 MARTON ROAD
MIDDLESBROUGH, TS1 2ED

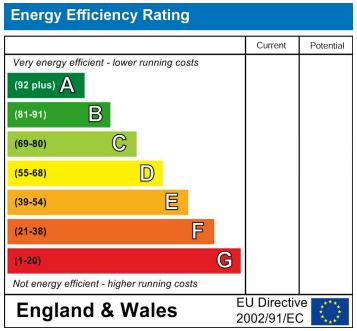
£1,200 PER MONTH

We are pleased to present a remarkable opportunity to rent a commercial unit located on Marton Road, a prominent arterial route in Middlesbrough. This property is ideally situated just a five-minute stroll from Middlesbrough Town Centre, providing easy access to the A66 and A19 motorways. The location guarantees excellent visibility and a high volume of passing trade, making it perfect for a variety of businesses.

The surrounding area boasts a wealth of amenities, including the Middlesbrough Retail Park, which features well-known tenants such as Cineworld, McDonald's, Pizza Hut, and Subway. Additionally, the proximity to Middlesbrough Crown Court, Council Offices, and the Middlesbrough Railway Station ensures a steady flow of foot traffic, enhancing the potential for any business operating from this site.

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EPC Rating: Council Tax Band: Exempt

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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