

**TO LET- £17,500 per annum, exclusive**

**Unit 1 Rede House, 63-75 Corporation Road,  
Middlesbrough, TS1 1LY**

**Flexible Retail Premises (Potential for Alternative Uses STP)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property is prominently situated on Corporation Road adjacent to Albert Road in Middlesbrough town centre. The location lies adjacent to the A66 providing swift access across the region and all town centre amenities are within convenient walking distance. The general location is currently undergoing considerable regeneration with recent openings including Bistrot Pierre, Turtle Bay and Lane 7 all within close proximity. The neighbouring Vancouver House (directly adjacent) is earmarked for a potential hotel and the proposed Centre Square Grade A Office development is opposite.

## DESCRIPTION

The property forms a ground floor unit in a corner position of Rede House which has been recently converted to provide student accommodation on the upper floors (up to 250 students) together with two other ground floor units. Internally the accommodation is open plan and finished to a basic shell that may suit a variety of business uses subject to any necessary statutory consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	262.09sq.m.	2,820sq.ft.
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## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

To be assessed.

## VAT

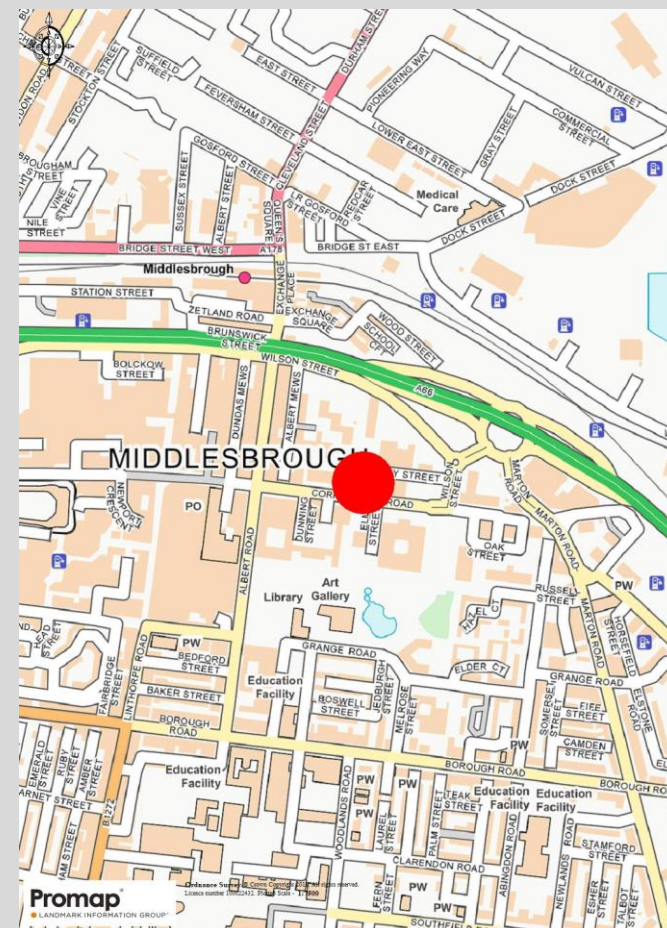
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C - 55



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
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