

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

NEW BUILD RETAIL UNITS

**ORMESBY ROAD, BERWICK HILLS,
MIDDLESBROUGH, CLEVELAND, TS6 0HS**



1,130–11,364 SQ FT (105–1,056 SQ M)

- **PROMINENT LOCATION**
- **NEW BUILD UNITS**
- **RETAIL USE GRANTED**
- **SHELL SPECIFICATION**

■
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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Ormesby Road in Middlesbrough. The subject premises are located within a defined district shopping centre. Norfolk Shopping Centre, Neptune Leisure Centre & Morrisons Supermarket are all located within walking distance. Middlesbrough City Centre is located approximately 2 miles from the subject premises with local public transport links available within the vicinity.

Description

The property comprises of a new build scheme offering open plan retail accommodation on the ground floor. Permission has been granted to provide 8 self-contained retail units, each having its own independent pedestrian access. There are 49 on site car parking spaces. The property is currently in shell form.

Accommodation

AREA	SQ FT	SQ M	RENT PAX
Unit 1	1,216	113	£27,000
Unit 2	1,130	105	£25,000
Unit 3	1,130	105	£25,000
Unit 4	3,282	305	£50,000
Unit 5	1,130	105	£25,000
Unit 6	1,130	105	£25,000
Unit 7	1,130	105	£25,000
Unit 8	1,216	113	£27,000
TOTAL	11,364	1,056	

Energy Performance Certificates

Details available upon request.

Planning

We have been advised by the landlord that the property has open planning permission for A1, A2, A3, A4, A5 & Sui Generis. Other uses may be possible, subject to planning.

Interested parties are advised to make their own enquiries to the planning department at Middlesbrough Council on 01642 729 377.

Service Charge

We understand that a service charge is to be levied to cover the maintenance of the car park and the communal areas.

Tenure

Each unit is available on a leasehold basis on a FRI basis, subject to contract. All quoting rents are detailed above. Terms to be agreed.

Business Rates

Interested parties are advised to make their own enquiries to Middlesbrough Council on 01642 245 342.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

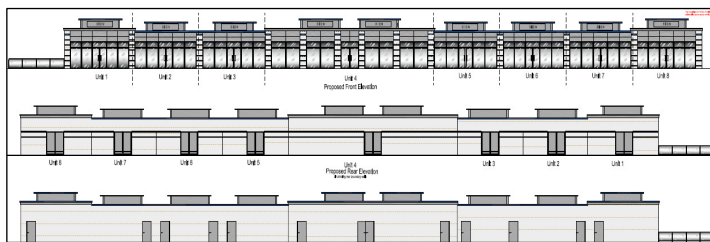
We understand that the property is elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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