

TO LET

5&6

5/6 TO LET
7,733 sq ft
(718 sq m)
(May Split)

WHITTLE JONES
0191 221 1999
www.whittlejones.co.uk

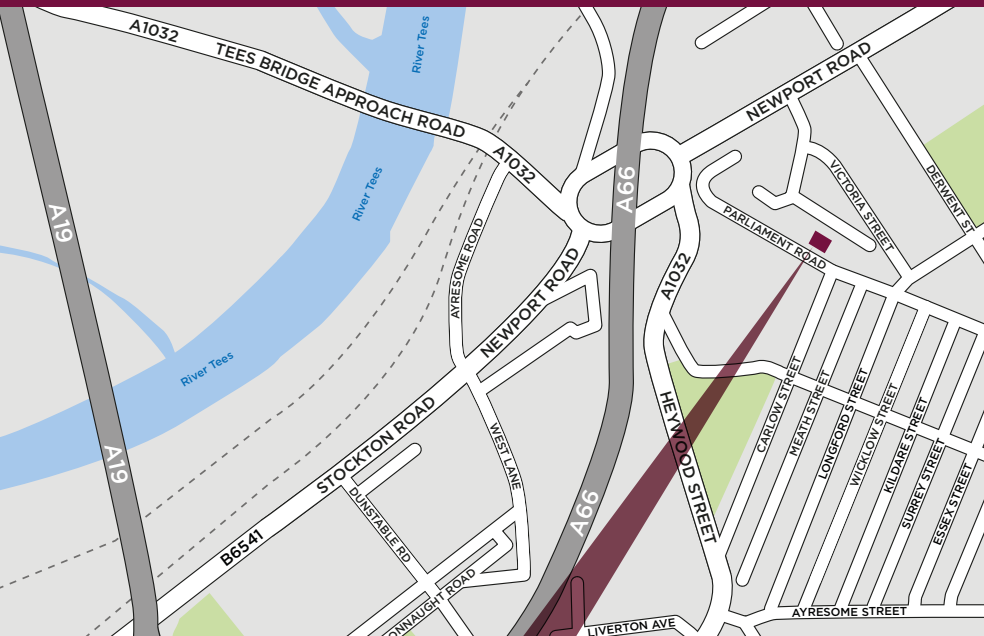
CONNECT PROPERTY
01642 602001
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UNITS 5&6

**NEWPORT SOUTH BUSINESS PARK | VICTORIA STREET
MIDDLESBROUGH | TS1 5QN**

www.newportsouthbusinesspark.co.uk
**MODERN TRADE COUNTER/
INDUSTRIAL UNITS**

**7,733 SQ FT
(718.4 SQ M)**



NEWPORT SOUTH BUSINESS PARK | TS1 5QN

LOCATION

Newport South Business Park is accessed off Victoria Street and is located on the northwestern outskirts of Middlesbrough, adjacent to the A66 Dual Carriageway at the Newport Interchange. The A66/A19 Interchange is located approximately 1 mile to the south-west of the estate offering excellent transport links.

The Park forms part of the wider Cannon Park Industrial Estate area and benefits from good amenities with Middlesbrough Town Centre only 0.6 miles away offering an array of retail outlets, eateries and financial institutions. Nearby occupiers include Lidl, Lifestyle Fitness, Volkswagen, Barker & Stonehouse, City Electrical Factors, Brandon Tool Hire, and Greggs.

BUSINESS RATES

Business Rates are payable by the ingoing tenant, directly to the Local Billing Authority. We understand that the 1st April 2017 Valuation assesses the Rateable Value of the property at £26,750, however we would strongly recommend that the ingoing tenant confirms their rates liability with the Local Billing Authority.

EPC

The premises have an Energy Performance Rating of Band C (54). The Energy performance Certificate and Report can be made available upon request.

TERMS/RENTS/OTHER CHARGES

Details of the Rent and other charges are available upon request from the letting agents. All figures quoted are exclusive of, but will be subject to, VAT at the prevailing rate.

TRAVEL DISTANCES

	miles	mins	
Middlesbrough Town Centre	0.6	13	
Middlesbrough Train Station	1.3	6	
Newcastle	40	70	
Newcastle	37	44	

DESCRIPTION

Units 5 & 6 are mid terraced units currently combined and measuring 7,733 sq ft. The units can be split back into two units to create smaller spaces of c. 3,100 sq ft and 4,600 sq ft.

Newport South Business Park provides a total of 42,092 sq ft in 8 units. The units are constructed of steel portal frame with full height metal clad elevations beneath a pitched metal roof. Each unit benefits from a good specification which includes a minimum eaves height of 5.75m, solid concrete floors with access via an electronically operated loading door.

Externally, there is a large car park offering ample car parking. Each unit also benefits from designated car parking spaces immediately outside. The estate is accessed via two separate access points and benefits from palisade fencing and cctv

SPECIFICATION

- 5.75m Effective Eaves rising to 7m at the Apex
- 2 x Electrically Operated Loading Door (5.5m High by 5m Wide)
- Three Phase Electricity Supply
- Mains Gas and Water Supply
- Warehouse Lighting

ACCOMMODATION

We calculate the following gross internal areas:-

Area	sq ft	sq m
TOTAL	7,733	718.4

(If split Unit 5 is c. 3,100 sq ft (287.9 sq m) and Unit 6 is c. 4,600 sq ft (427.3 sq m))



SITE PLAN

VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

CONNECT NORTH EAST
PROPERTY
01642 602001
www.cpne.co.uk

WHITTLE
JONES
 NORTH EAST
0191 221 1999
www.whittlejones.com

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