

NEW LEASE OPPORTUNITY

LEISURE OPPORTUNITY UNIT 5, MIDDLESBROUGH LEISURE PARK



KEY HIGHLIGHTS

Middlesbrough Leisure Park is strategically located just north of the town centre, with Middlesbrough as a whole having a population of approximately 140,000.

The park is prominently positioned on the A66 ring road leading directly to the A1 (M) 19 miles to the west. Middlesbrough railway station is also located 0.5 miles from the scheme.

Middlesbrough Leisure Park is a substantial scheme of 110,000 sq ft of leisure accommodation, anchored by an 11 screen Cineworld, with other leisure tenants including Nando's, DW Fitness First, McDonald's and Pizza Hut.

The 34,000 capacity Riverside Stadium, home of Middlesbrough FC is located opposite the leisure park.

The unit is arranged over the ground floor and provides the following approximate floor area:

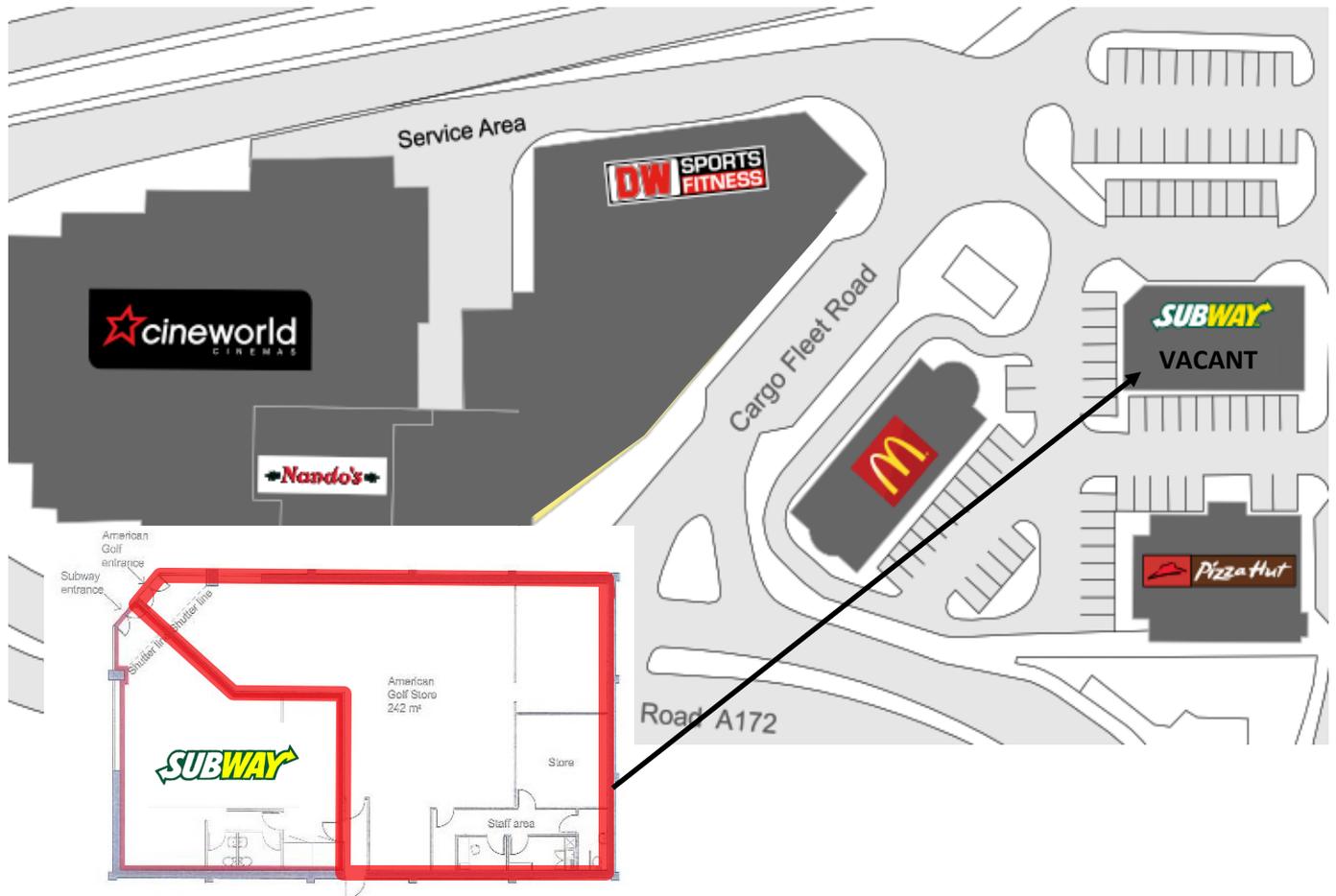
Ground Floor	242 sq m	2,605 sq ft
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Accommodation

The unit is accessed via the ground floor, adjacent to the Subway entrance. The unit benefits from a prominent position within the leisure park, in close proximity to Subway, McDonalds and DW Fitness First.

Use Class

The use currently has A1 consent, with other uses including A3 STPP.

Rateable Value

Interested parties are advised to make their own enquiries to the Local Authority.

Rent

Quoting £60,000 per annum.

Service Charge

£2.14 psf

Tenure

A new lease for a term to be agreed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. All figures quoted are exclusive of VAT where applicable.

EPC

Available upon request.

Viewing & Further Information

Appointments to view should be made strictly by appointment.

CONTACT

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