



TO LET – INDUSTRIAL / TRADE UNIT

4 Newport South Business Park, Middlesbrough TS1 5QN

Approx. 432 m² (4,650 sq ft)

CONNECT
PROPERTY
01642 602001

LOCATION

Newport South Business Park is located close to the Newport Road Interchange and its junction with the A66 Cannon Park roundabout. Middlesbrough Town Centre is approximately 1 mile to the east and Portrack Lane, Stockton 1 mile to the west. The A66(T) provides a direct link to the A19(T) and the A1(M) and the national road network beyond.

The Cannon Park area of Middlesbrough houses a number of regional, national and international Trade and Retail operators including **Lidl**, **Lookers Volkswagen**, **Evans Halshaw Renault**, **Royal Mail** and **Edmundson Electrical**.

DESCRIPTION

The premises comprise a modern industrial / trade counter unit with a dual pitched insulated clad roof interspersed with translucent roof light panels. The specification is summarised as follows:

- 5.75m effective eaves rising to 7m at the apex
- LED Warehouse Lighting
- Solid concrete floor with floor loading of 35kn/sq.m
- Gas supply
- DDA compliant WC facilities
- Electrically operated up-and-over loading door 5.5m High and 5.25m Wide
- 3 phase electricity supply
- Dedicated car parking area
- Security floodlighting
- 2.4m palisade fencing
- Broadband internet connectivity

ACCOMMODATION

We are advised that the unit has the following approximates Gross Internal Areas:

Unit	Size	Rent
4	432 m ² (4,650 sq ft)	£37,200 pax

TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed. The asking rent is £37,200 per annum plus vat.

RATING ASSESSMENT

Assessed for Rating Purposes at £21,250

We recommend that interested parties make their own enquiries with the local rating authority to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B (26). A full copy of the EPC report is available upon request.

VIEWING

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