



Mandale
Group

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TO LET

DETACHED WAREHOUSE

21,250 SQ FT WITH SECURED YARD AND CAR PARKING

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CANNON STREET, MIDDLESBROUGH, TS1 5RY





LOCATION

The premises are located in a highly visible position alongside the main A66 dual carriageway between the Hartington and Cannon Park interchanges and close to Lookers VW. They are accessed via Marsh Street and Cannon Street from Newport Road.

Major operators in the Cannon Park area include Royal Mail, Aldi, Lidl, Edmundson Electrical and Evans Halshaw.

DESCRIPTION

The warehouse unit is approximately 27.5m by 71.9m of steel portal frame construction clad in profile sheeting under a dual pitched profile sheet roof. It has an approximate minimum eaves height of 9.2m and is accessed via 4 loading doors in the front elevation from a tarmac forecourt/parking area. The perimeter of the site is secured by palisade fencing.

ACCOMMODATION

Floor Area	SQ M	SQ FT
Ground Floor Warehouse	1,977	21,250
Approx Site Area	0.81 ha	2 acres

FEATURES

- Clear Portal Frame
- Ancillary block including kitchen, toilets, general offices and storage above
- Eaves height 9.2m Central 11.2m
- 4 electric roller shutters doors 4100m wide x 4400m high

RENT

£99,000.00 per annum plus VAT.

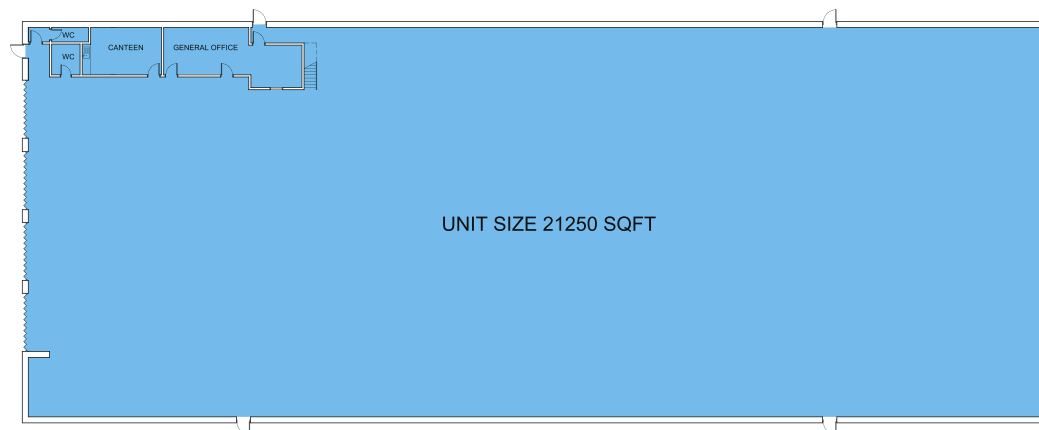
VIEWING

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