

## TO LET – SHOWROOM PREMISES

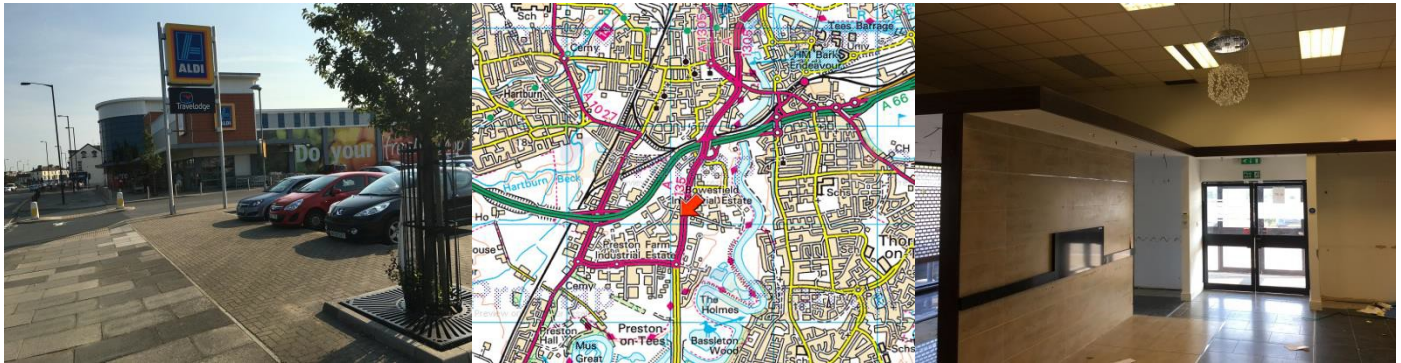


Newport Way  
Cannon Park  
Middlesbrough  
TS1 5JF

### SHOWROOM PREMISES (Adjoining Kwik Fit)

Approx. 409.40 sq m (4,396 sq ft)

- Prominent Location
- Adjoining Kwik Fit
- Good Car Parking
- Established Commercial Location
- Excellent transport Links



### Location

Cannon Park is located approximately 0.5 miles from Middlesbrough Town Centre, a short distance from the A66 Cannon Park roundabout. The A66 links to the A19 and A1 (M) and regions road transport network and beyond.

The unit is situated predominantly on Newport Way. Major business in the cannon Park area include Barker & Stonehouse, Sally Salon Services, Edmund Electrical, Evans Halshaw, Renault and Lookers Volkswagen.

### Description

The property comprises of a showroom facility, with ground and first floor accommodation incorporating wc's. The principle construction is a combination of brick and clad elevations with glazing to the front. To the rear of the unit is a large car park.

### Accommodation

We calculate that the premises provide the following approximate gross internal areas:-

Ground Floor	367.92 Sq M (3,960 sq ft)
First Floor	40.48 Sq M (439 sq ft)
Total	409.40 Sq M (4,369 sq ft)

### Terms

The property is subject to an existing lease. The premises are available to let by way of a new sub-lease, on a Full Repairing and Insuring lease. Price upon request.

### Rateable Value

The property has a 2010 Rateable Value of £29,750

### EPC

The EPC has been instructed and will be available upon request.

### Viewing

By appointment through sole agents **Gerald Eve LLP**

**1 York Place, Leeds, LS1 2DR**

**Owen Holder 0113 2440708**

[oholder@geraldev.com](mailto:oholder@geraldev.com)

**Jonathan Simpson 01642 704931**

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