



TO LET

UNIT 4 NEWPORT SOUTH BUSINESS PARK

VICTORIA STREET, MIDDLESBROUGH TS1 5QN



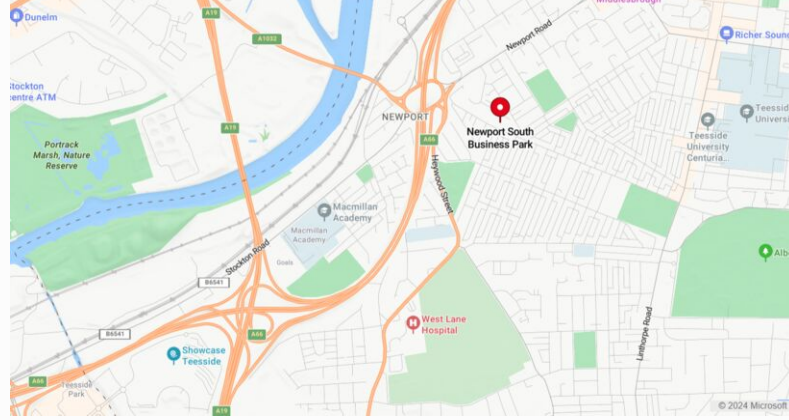
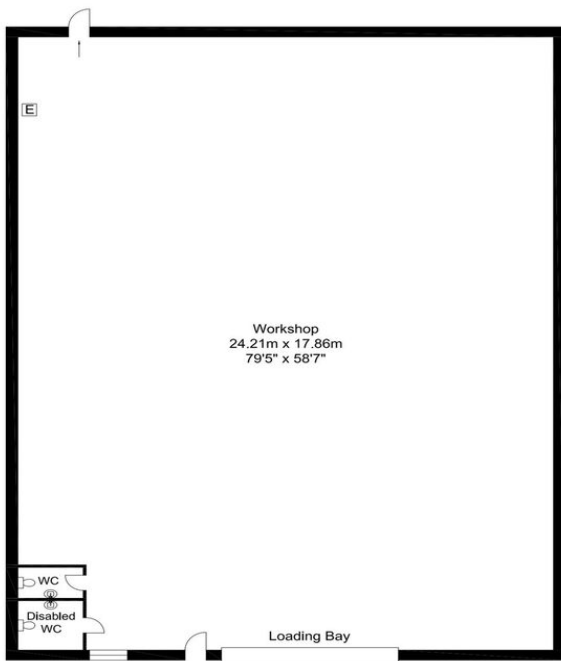
- **Excellent access to A66 / A19 junction**
- **Close to Middlesbrough Town Centre**
- **Modern warehouse unit**
- **Generous car parking**
- **Estate CCTV and secure gated access**

WAREHOUSE UNIT
4,650 sq ft (432 sq m)



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TRAVEL DISTANCE

	Miles	Mins	Transport
A66 / A19 Interchange	1.0	3	Car
Middlesbrough Town Centre	0.6	13	Foot
Darlington	15.3	25	Car
Newcastle upon Tyne	37	44	Car

Source: theAA.com

NEWPORT SOUTH BUSINESS PARK

VICTORIA STREET, MIDDLESBROUGH



LOCATION

Newport South Business Park is accessed off Victoria Street and is located on the north western 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, Veterinary Hospital, Brewers Decorating Centre, CTS Motor Factors and Greggs.

DESCRIPTION

The unit comprises a modern terraced trade counter / warehouse unit, extending to 4,650 sq ft (432 sq m) and is of steel portal frame construction with full height metal clad elevations rising to the dual pitched clad roof. Externally the estate offers CCTV, security floodlighting, ample car parking areas, with designated car parking spaces immediately outside the unit and an additional overflow car park area. The site is accessed via two separate tenant controlled access gates and is secured by 2.4m high palisade fencing.

SPECIFICATION

- Electrically operated loading door (5.75m high by 5m wide)
- LED warehouse lighting
- Three phase electricity supply
- Male & female WCs

EPC

The unit has an Energy Performance Rating of B (26). A copy of the certificate is available upon request.

LEASE TERMS

- Full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the Tenant
- Estate Services Rent payable
- Rent payable quarterly in advance

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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