

**TO LET**

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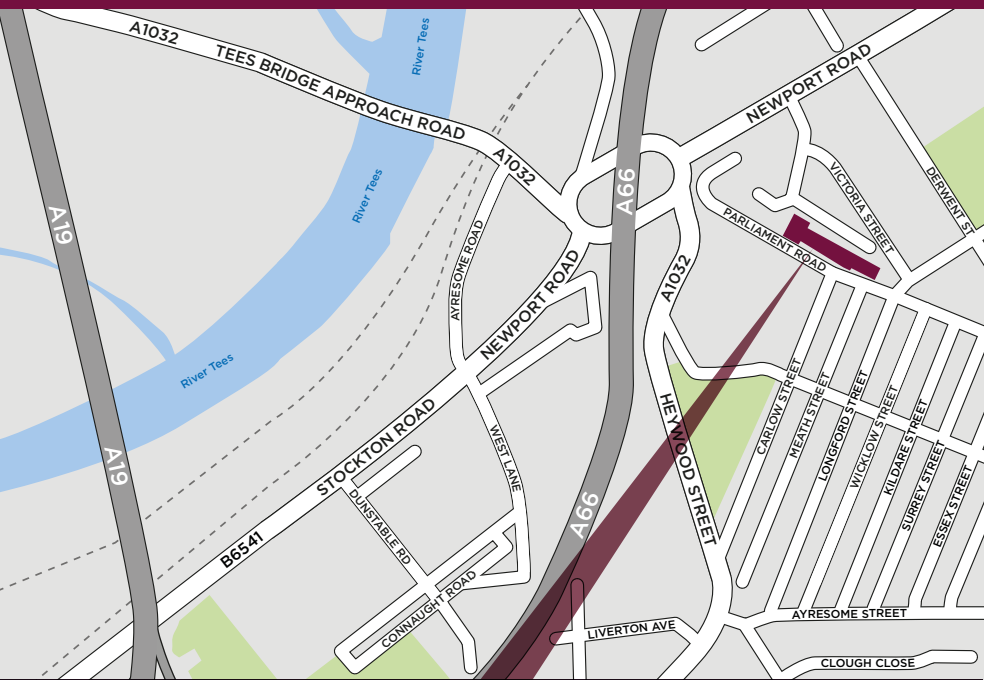


# UNIT 8

**MODERN OFFICE/  
INDUSTRIAL UNIT**

**NEWPORT SOUTH BUSINESS PARK | VICTORIA STREET  
MIDDLESBROUGH | TS1 5QN**

**11,118 SQ FT (1,033 SQ M)**



## NEWPORT SOUTH BUSINESS PARK | TS1 5QN

### 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, Volkswagen, Barker & Stonehouse, City Electrical Factors, Brandon Tool Hire, and Greggs.

### BUSINESS RATES

Business Rates are payable by the ingoing tenant, directly to the Local Billing Authority.

We understand that the 1st April 2017 Valuation assesses the Rateable Value of the property at £37,500, however we would strongly recommend that an ingoing tenant confirms their rates liability with the Local Billing Authority.

### TRAVEL DISTANCES

	miles	mins	
Middlesbrough Town Centre	0.6	13	
Middlesbrough Train Station	1.3	6	
Newcastle	40	70	
Newcastle	37	44	

### DESCRIPTION

Unit 8 Newport South Business Park comprises a modern office / industrial unit, extending to 11,118 sq ft (1,033 sq m) and is of steel portal frame construction with full height metal clad elevations rising to the dual pitched clad roof. The unit benefits from its own fully fenced yard (c. 8912 sq ft), and 3 loading bay access doors. The 2 storey office has a glazed feature entrance with automatic sliding doors leading into an atrium area which includes elevator access to the first floor. The offices have laminate flooring and suspended ceilings throughout with integral lighting.

Externally the estate offers CCTV, security floodlighting and 24 designated car park spaces immediately outside the unit.

### ACCOMMODATION

We calculate the following gross internal areas:-

Area	sq ft	sq m
Warehouse	5,256	488
Office	5,862	545
<b>TOTAL</b>	<b>11,118</b>	<b>1,033</b>

### SPECIFICATION

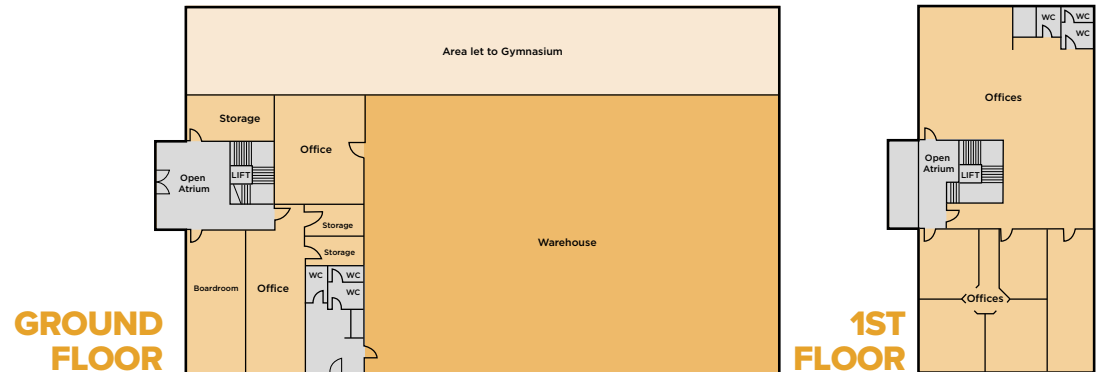
The modern office/ industrial unit is finished to a high standard and includes:

- 4 x Electrically Operated Loading Doors
- 5.75m Effective Eaves rising to 7m at the Apex
- Glazed feature entrance
- Low Bay Warehouse Lighting
- Three Phase Electricity Supply
- Mains Gas and Water Supplies
- Fully Fenced Yard c. 8,900 sq ft
- 24 car parking spaces on the estate forecourt

### TERMS / RENTS / OTHER CHARGES

Details of the Rent and other charges are available upon request from the letting agents.

All figures quoted are exclusive of, but will be subject to, VAT at the prevailing rate.



### VIEWING & FURTHER INFORMATION

To arrange a viewing of the property or to obtain any further information please contact one of the letting agents.

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