



**Lambert  
Smith  
Hampton**

**0191 232 6291**

# For Sale/To Let

Trade Counter Opportunity

## Detached Warehouse with Potential Expansion/Development Land

Cannon Street, Middlesbrough, TS1 5JH



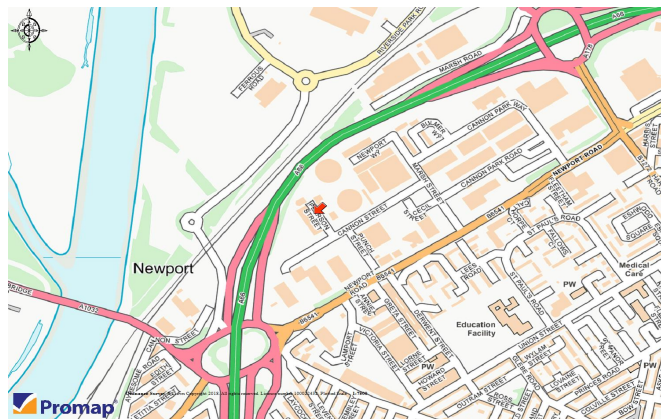
- 1,957 Sq M (21,065 Sq Ft)
- Eaves Height circa 8m
- 4 Loading Doors
- Potential expansion/development plot

**Lambert Smith Hampton**

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

# Cannon Street, Middlesbrough, TS1 5JH

## 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

A warehouse unit approximately 27.23m by 71.85m of steel portal frame construction clad in profile sheeting under a dual pitched profile sheet roof. It has an approximate minimum eaves height of 8m 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.

To the western side of the warehouse there is a level triangular shaped area of land, edged blue on the photograph, which is subject to a development agreement and which may offer potential expansion space for the warehouse or indeed a separate development.

## Accommodation

The approximate principal floor and site areas are as follows:-

Floor Area	Sq M	Sq Ft
Ground Floor Warehouse	1,957	21,065
Approx Site Area	0.81 ha	2 acres

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

The warehouse is entered into the 2017 Rating List as follows:-

Warehouse & Premises

Rateable Value: £56,500

## Terms

Offers are invited for our client's freehold interest, or alternatively consideration will be given to leasing the premises on a Full Repairing and Insuring Terms for a period and rent review pattern to be agreed.

The land is available by separate negotiation. Further details on application.

## Energy Performance Certificate (EPC)

An EPC is available upon request.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Andrew Wright

Lambert Smith Hampton

0191 338 8320

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5th March 2018

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