



TO LET

Commercial Development Land

Normanby Wharf, Docks Road, Middlesbrough TS3 8AT

- Approximately 1.10 Acre – 5.10 Acres
- Close Proximity to the Teesside Freeport
- Weighbridge Facility
- Potential for Direct Access on to the River Tees
- Suitable for a variety of uses
- **Total Site Area = 2.06 HA (5.10 Acres)**

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Connect Property North East

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LOCATION

The premises are located on the south bank of the River Tees and can be accessed via Docksideroad just off the A66/A171 Skippers Lane Interchange approximately 1.5 miles to the east of Middlesbrough town centre. The premises are located in an established industrial location with neighbouring occupiers being companies primarily in the engineering, fabrication and marine sectors best able to take advantage of the river frontage.

DESCRIPTION

The property comprises of an L-shaped site, comprising of concrete, tarmac, hard standing and grassed areas. The site is securely fenced and gated with access available to the River Tees via a third parties strip of land (further information is available on this upon application).

PLANNING & USE

The site is suitable for a variety of industrial uses subject to the appropriate planning consent. The site has had historic planning permission for waste management, however we recommend that interested parties make their own enquiries with the relevant authorities.

TENURE

The property is available to let. There is a right of way over the main entrance. The adjacent occupier has a shared use of the weighbridge and wheel wash. The strip of land fronting the River Tees is owned by a third party, and the subject property has rights of way over that strip of land.

ACCOMMODATION

Sites are available from 1.10 Acres

TERMS

The property is available "to let". Further information is available upon application.

SERVICES

We understand that mains water, drainage and electricity are available. It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.



VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

BUSINESS RATES

Further information is available upon application.

VIEWING

Strictly through the agents Connect Property North East:

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