



TO LET

Vertex 2026 | New Retail Office & Leisure
Units 1&2 Grange Road | Units 3&4 Bedford Street
Middlesbrough TS1 2LR

- Town Centre Location
- Excellent Public Transport Links
- 4 new commercial units below high-end residential accommodation
- Full shop glazing
- Shell specification
- Incentives available

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LOCATION

The premises are prominently located fronting Grange Road or Bedford Street in the centre of Middlesbrough Town Centre. The premises are in close proximity to the prime retail area of Middlesbrough Town Centre, the Law Courts, Town Hall and various public car parks.

DESCRIPTION

The premises comprise of four newly created ground floor commercial units in Vertex. All units have new full-length double-glazed shop fronts and doors with power float floors. Capped services of electricity and water only. All units are front serviced. **Incentives are available upon request to assist with shop fitting from the shell specification.**

ACCOMMODATION

The units provide the following approximate gross internal areas and quoting rents:

Floor	Size	Rent
Grange Road		
1	100 m ² (1,076 sq ft)	£13,000 pax
2	99 m ² (1,066 sq ft)	£13,000 pax
Bedford Street		
3	98 m ² (1,055 sq ft)	£13,000 pax
4	50 m ² (538 sq ft)	£9,000 pax

LEASE TERMS

The premises are available by way of a new Effective Full Repairing & Insuring leases for a minimum term of 5 years at rents stated above.

USE

Ideal for a variety of E class uses.

RATING ASSESSMENT

The Local Rating Authority will need to assess the units for Rating. **We anticipate that occupiers should benefit from Small Business Rates Relief in most cases.** Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The properties will be reassessed for an EPC rating on completion of tenants' fitout. A full copy of the report will be available upon request when completed.

VIEWING

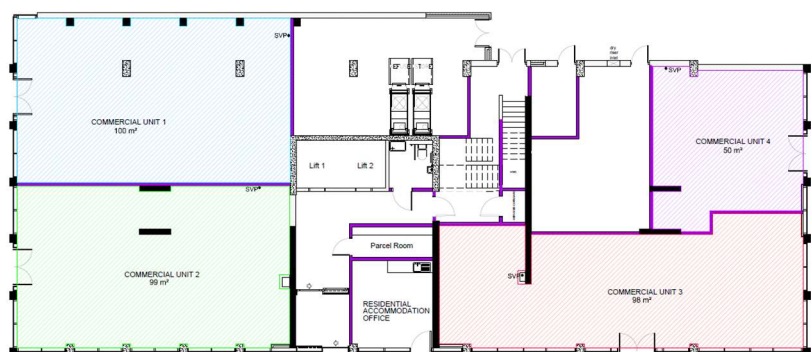
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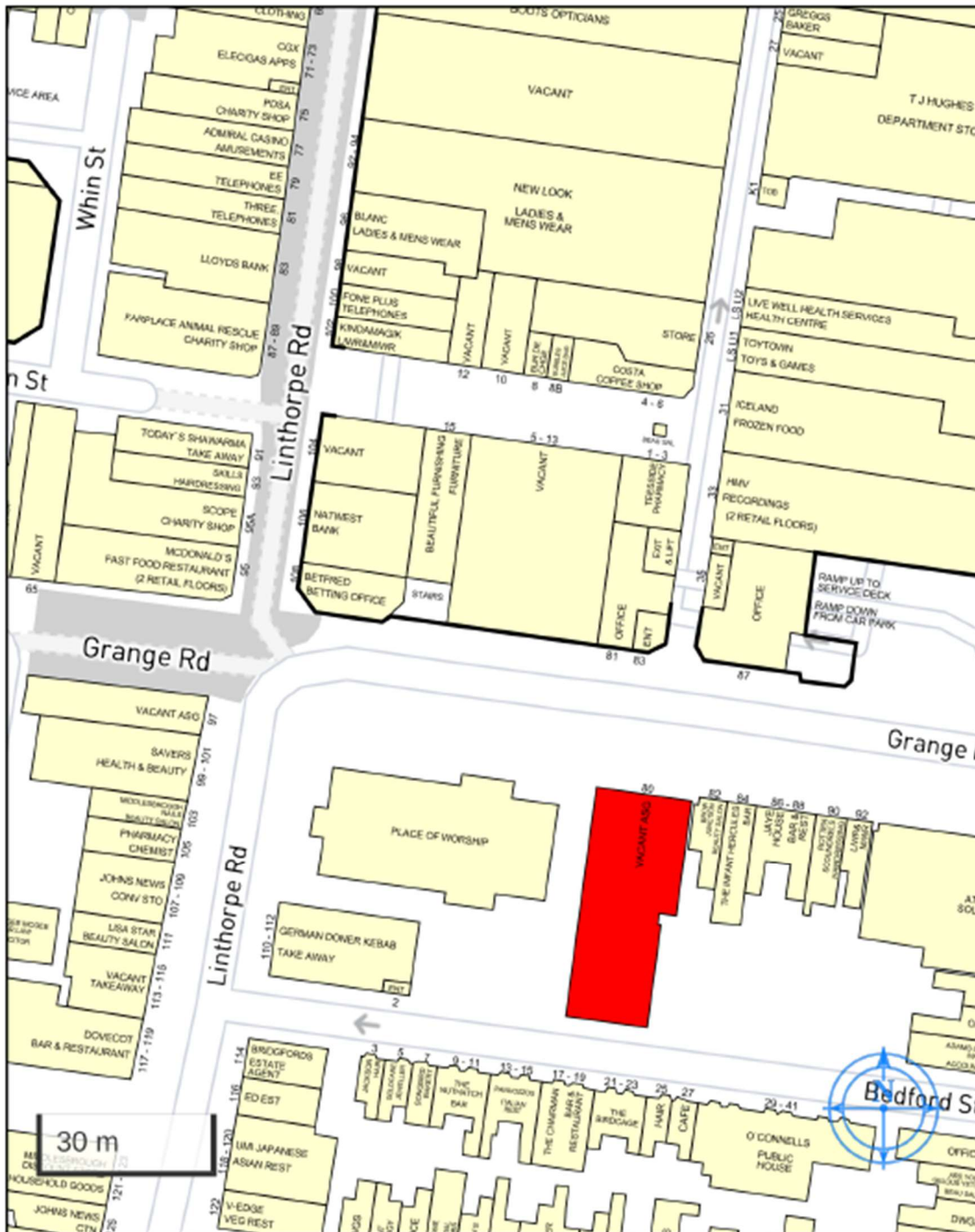
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For more information on our products and services:
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