



TO LET

Modern Industrial Hybrid Unit

Unit 1 Mandale Park, Cannon Street, Middlesbrough TS1 5AJ

- Prominent Position
- Hybrid Units
- Ground Floor Workshop/Stores & 1st Floor Office
- New Lease Available
- Close to Town Centre
- Excellent Public Transport Links
- approx. 1,550 sq ft

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LOCATION

The premises are located on Cannon Street in the Cannon Park area of Middlesbrough. The scheme is immediately adjacent to and visible from the A66(T) and approx. 1 mile from Middlesbrough Town Centre.

The area is well established as a commercial location with excellent road links to the A66(T) and from there to A19(T), A1(M) and the regional road network beyond.

DESCRIPTION

The unit is of brick & blockwork construction with a tiled dual pitched roof. Access is via an electrically operated roller shutter loading door to the workshop plus a separate office / pedestrian door.

The ground floor workshop is open plan plus separate reception lobby and accessible WC. The first floor comprises a high-spec office with LED lighting electric panel heater and kitchen.

ACCOMMODATION

Unit 1 - 1,550 sq ft:

TERMS

The premises is available via an assignment or sub-lease of the existing lease with an expiry date of 8 January 2033 and a Tenant break option 9 January 2028 (9 months' notice). The passing rent is £16,000 per annum plus vat.

BUSINESS RATES

From 1st April 2026 the property is assessed for Rating purposes at £15,000. We recommend that interested parties make their own enquiries to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

B(39)

VIEWING

Strictly through the agents Connect Property North East:

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