

**TO LET - £20,000 per annum, exclusive**

## **Unit 2 and Upper floors of 1&2 Norfolk Place, Berwick Hills, Middlesbrough, TS3 7PB**

**Versatile Commercial Premises with Upper Floors – 3,056sq.ft.**

**CARVER**  
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& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

Norfolk Place is an attractive retail parade approximately 2 miles south east of Middlesbrough town centre incorporating a range of established occupiers including Ladbrokes, One Stop and the Post Office amongst a range of local businesses. The general vicinity is a busy community hub with local amenities including Neptune Leisure Centre, numerous primary schools and Pallister Park. Norfolk Place benefits from swift transport links across the region via the A66 and A19.

## PREMISES

Versatile commercial premises incorporating glazed window frontage with steel security shutter.

The ground floor comprises an open plan and versatile sales area with ancillary sales/ storage, rear access, kitchen and wc.

The first and second floors provide additional office/ storage/ ancillary accommodation comprising a number of cellular offices rooms with wc.

The property may suit a variety of business uses subject to any necessary consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Ground Floor	84.17sq.m.	905sq.ft.
First Floor	99.47sq.m.	1,070sq.ft.
Second Floor	100.45sq.m.	1,081sq.ft.
Net Internal Area	284.09sq.m.	3,056sq.ft.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

## COSTS

Each party will be responsible for their own legal costs in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

To be re-assessed

## VAT

We are advised by our client that VAT is not applicable to the rent.

## ENERGY PERFORMANCE ASSET RATING

To be confirmed

## VIEWING

Strictly by appointment only through the joint agents:-

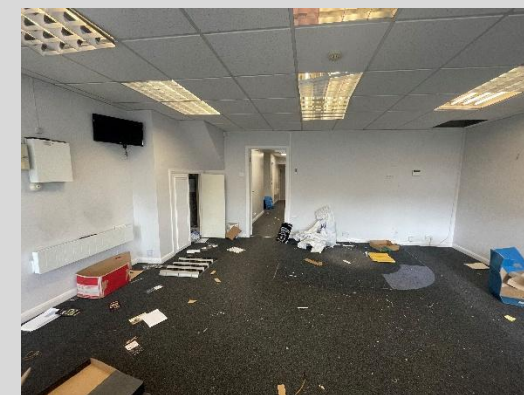
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