

To Let – New Industrial Units

VICTORIA STREET/GRETA STREET, CANNON PARK, MIDDLESBROUGH

Location

The development is located on Victoria Street/Greta Street just off Newport Road in the Cannon Park area of Middlesbrough town centre. This is a central location between the principal retail/ commercial area and the Newport Interchange with the A66.

Description

The development comprises 16 new industrial units of steel portal frame construction with brick and block elevations clad in profile metal sheet incorporating roller shutter loading door with loading area and forecourt parking.

The estimated timescale for completion is May 2007.

Accommodation and Rentals

Units are available of either 1076 sq ft or 1269 sq ft. Lettings of multiple units can be accommodated.

See attached schedule for details of unit sizes & annual rentals.

Lease Terms

The units are available to let by way of new leases from building completion for a term of 9 years on effectively full repairing and insuring terms. The leases will contain provision for a rent review fixed at 10% of passing rent after 3 years and also after 6 years.

The lease will contain service charge provisions for the tenants to contribute towards the maintenance of any common parts on the estate such as the central estate road.

Transaction/Legal Costs

Each transaction is to proceed on the basis of an agreement for lease prior to building completion with the lease to commence upon building completion. Reservations can be made at a cost of £1000 inclusive of VAT in lieu of a contribution to the landlords legal costs.

VAT

All rentals/prices are exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office: Neil Thomas/Lindsay Pearson

Email: neil@thomas-stevenson.co.uk

Email: Lindsay@thomas-stevenson.co.uk

Subject to contract

VICTORIA STREET, MIDDLESBROUGH

LOCATION PLAN



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VICTORIA STREET/GRETA STREET MIDDLESBROUGH

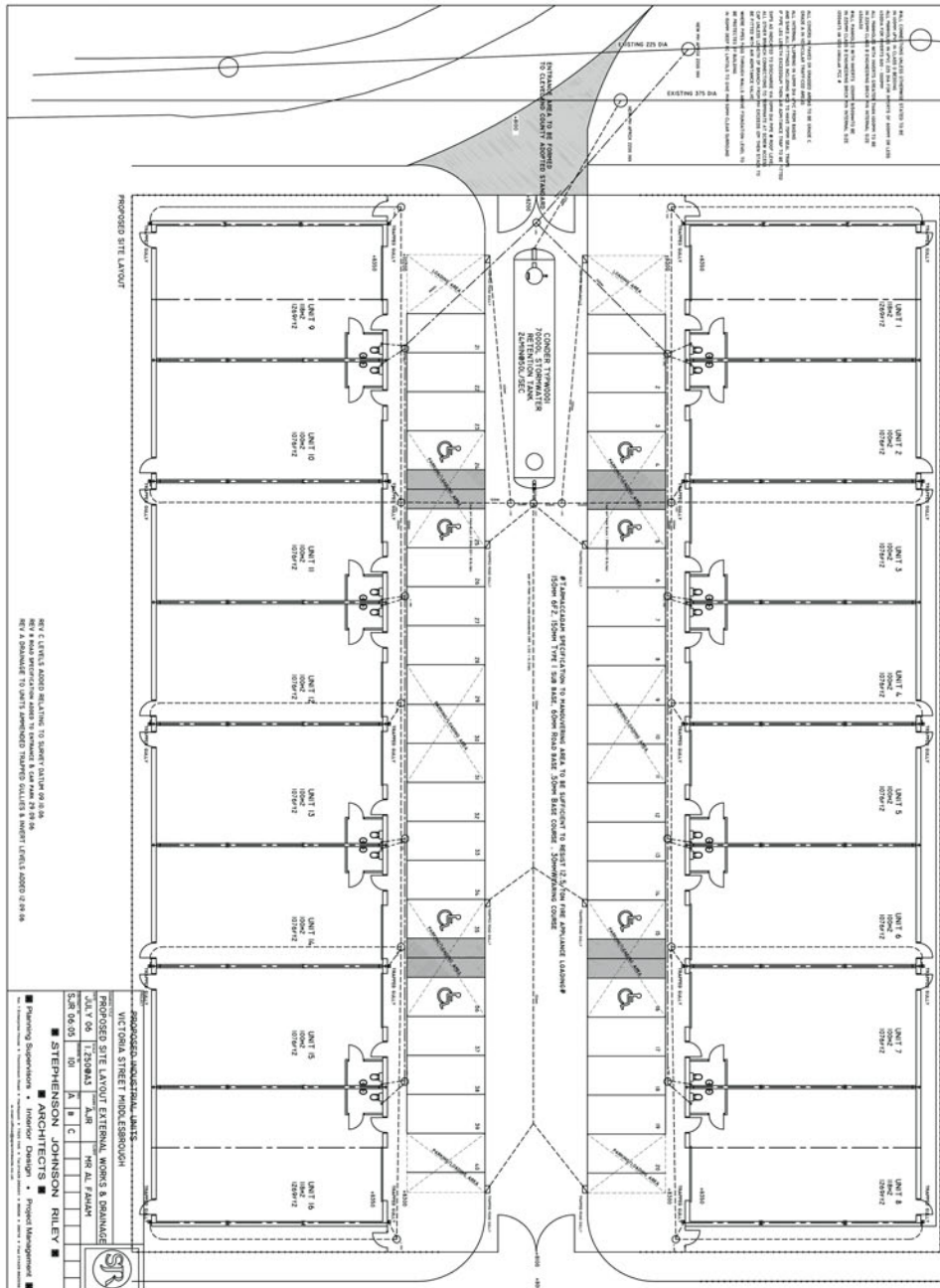
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VICTORIA STREET, MIDDLESBROUGH BUILDING PLAN



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