



**Promap**  
LANDMARK INFORMATION GROUP

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# TO LET – DEVELOPMENT OPPORTUNITIES

4 SITES AVAILABLE FOR INDUSTRIAL / TRADE / RETAIL / DRIVE THRU

Puddlers Road, South Bank, Middlesbrough, TS6 6TX



[naylors.co.uk](http://naylors.co.uk)

## Location

The sites are located on Puddlers Road, South Bank, Middlesbrough on the northern side of the A66 which has excellent connectivity to the A19 and A1(M) as well as Durham Tees Valley Airport, Darlington and Middlesbrough.

Middlesbrough town centre is approximately 1 mile west whilst nearby occupiers include Asda, Screwfix, McDonalds and Middlesbrough FC.

## Communication

Durham Tees Valley Airport is 14 miles away serving UK and European airlines and cities. South Bank train station is approximately 400 metres north of the site which connects to Middlesbrough train station in the town centre and operates Northern Rail and TransPennine Express providing routes locally and connecting nationally. The 64, 64A and 794 bus services operate via South Bank.

## Drive Times (Miles)

Newcastle	43
Leeds	69
Edinburgh	161
Birmingham	176
London	260

## Opportunity

There is an opportunity for these sites to be developed for a variety of mixed uses (industrial, trade park, retail or drive thru) subject to necessary consents.

## Description

The four various sites are currently laid as grass/shrubs/trees of relatively flat surfaces which will have a shared access from Puddlers Road with South Tees Business Centre as indicated hatched black on the attached plan. The largest plot also may lend itself to access from Normanby Road although any new access would need consent from local highway control as to the feasibility.

## Accommodation

The sites have been measured from plans to provide the following approximate areas and coloured accordingly outlined on the map below:

	Hectares	Acres
Plot A (Red)	0.59	1.47
Plot B (Blue)	0.23	0.58
Plot C (Green)	0.03	0.09
Plot D (Yellow) 0.08	0.21	
<b>Total</b>	<b>0.93</b>	<b>2.35</b>

## Services

We are advised that mains services are available via Puddlers Road, however, interested parties should make their own enquiries of the relevant utility companies.

## Planning

The site sits in an employment area within the recently adopted Redcar and Cleveland Local Plan (May 2018). Alternative uses may be considered subject to

satisfactory consents. Interested parties should contact Redcar and Cleveland Borough Council's Planning Department to discuss specific enquiries.

## Terms

The sites are available to lease on a term to be agreed and dependant on proposed use.

## Rating Assessment

The sites are not currently rated by the Valuation Office and bidders are to seek their own advice.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## Further Information

For general enquiries and viewing arrangements please contact Naylor's office on 0191 232 7030 and ask to speak to:

Keith Stewart  
[keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk)

Chris Donabie  
[chrisdonabie@naylor.co.uk](mailto:chrisdonabie@naylor.co.uk)

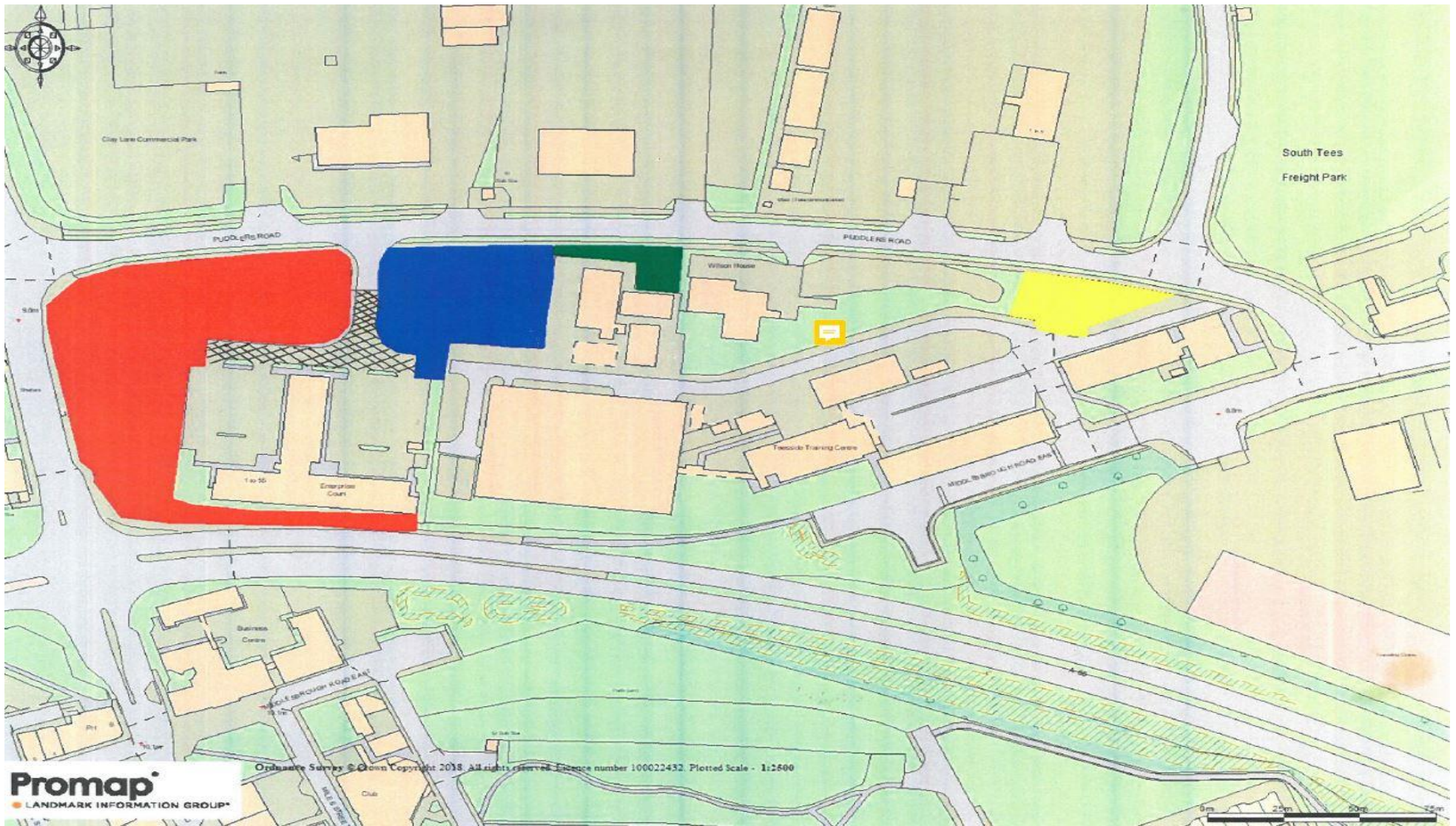
Duncan Christie  
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