

**PUNCH STREET, CANNON PARK,  
MIDDLESBROUGH, TS1 5JQ**  
WORKSHOPS AND OFFICES

TO LET



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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## LOCATION

Adjoining the A66 main Middlesbrough, Stockton and Darlington Road accessed from B6541, only a short distance from Middlesbrough Town Centre. The A19 lies approximately ¾ mile to the east. Cannon Park comprises a mix of industrial, commercial and warehousing properties immediately to the north of Middlesbrough Town Centre.

## DESCRIPTION

A series of single storey workshops and garages with ancillary offices, with the benefit of extensive yard space.

## ACCOMMODATION

A Garage/Offices	1,739.99 sq m (18,729 sq ft)
B Garage/Offices	1,251.1 sq m (13,467 sq ft)
C Workshop/Offices	231.3 sq m (2,49 sq ft)
D Depot:	519.7 sq m (5,594 sq ft)
Total:	3,742.09 sq m (40,280 sq ft)
Site Area:	0.63 ha (1.56 acres)

## RENTAL

Offers are invited in the region of £120,000 pa.

## RATEABLE VALUE

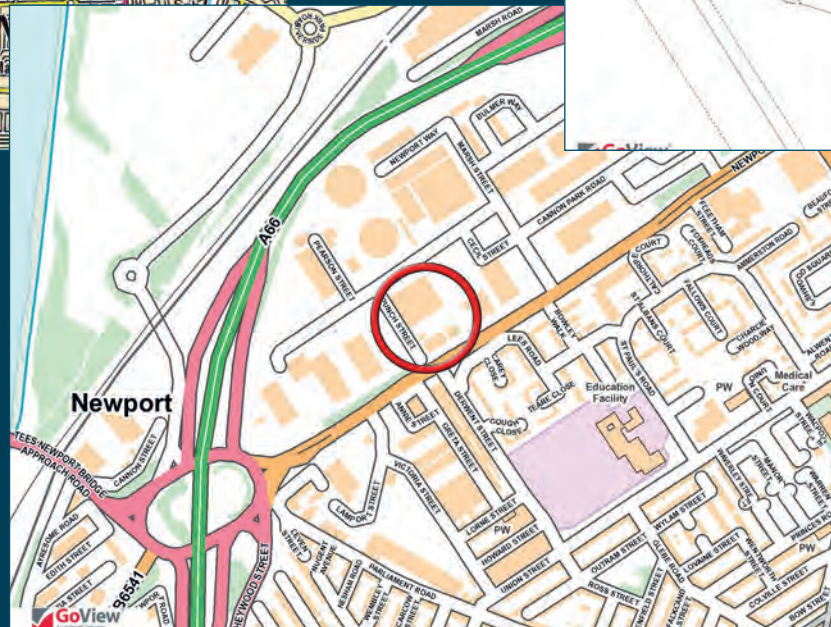
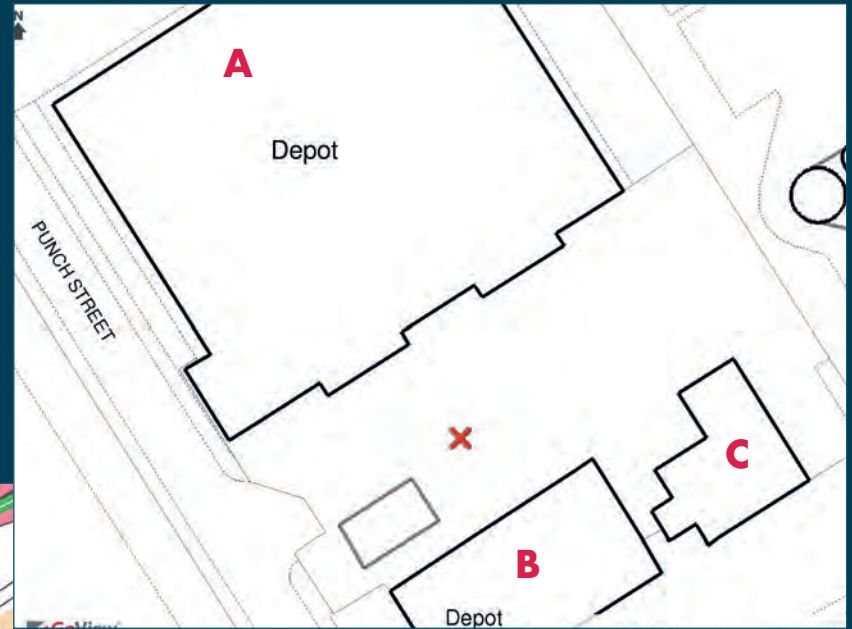
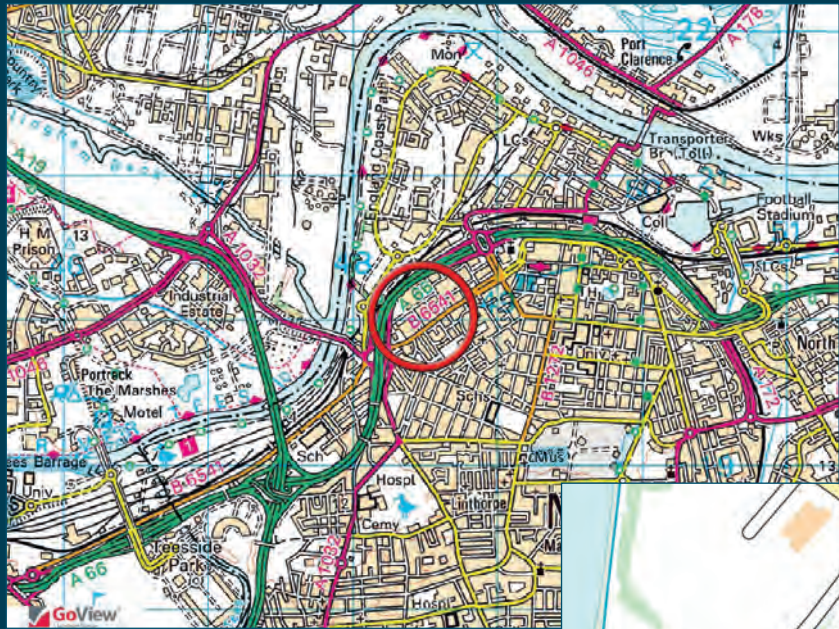
The premises have a rateable value of £75,500.

## CONTACT DETAILS

For further information or to arrange a viewing please contact Paul Stevenson on 01642 713303.

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**EPC AVAILABLE  
ON REQUEST**

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