

**LAST 2 UNITS REMAINING**  
**1,130 – 2,260 SQ FT**  
**OPENING AUTUMN 2019**

Park Parade, Ormesby Road,  
Berwick Hills, Middlesbrough,  
TS3 7AS



### Location

The scheme is located fronting Ormesby Road in the Berwick Hills area of Middlesbrough. Norfolk Place Shopping Centre is immediately adjacent where Cooplands, One Stop, Ladbrokes and The Post Office are all represented. The property is also within walking distance of a Morrisons supermarket and the Berwick Hills Centre, which includes the local health centre, swimming pool and fitness studio.

### Description

The scheme comprises 7 retail units with a shared 49 space car park which is accessed directly off Ormesby Road. The scheme was completed in September 2019 with Greggs, Dominos, Heron Foods and Indigo Sun all due to open in Autumn 2019. All units have their own dedicated service yard with access off Graygarth Road to the rear. The remaining units, which comprise the following approximate net internal floor areas, are available for immediate occupation:

Unit 1 

Unit 2 

Unit 3 Under Offer

Units 4&5 

Unit 6 Available - 1,130 sq.ft

Unit 7 Available - 1,130 sq.ft

Unit 8 

Unit 6 & Unit 7 could be combined to provide a unit of approximately 2,260 sq ft, subject to obtaining the necessary planning consent..

### Tenure & Rent

The units are available by way of new effective full repairing and insuring leases for a term of years to be agreed.

**Unit 6** £25,000 per annum exclusive

**Unit 7** £25,000 per annum exclusive

### VAT

All rents are quoted exclusive of VAT.

### Planning

The remaining retail units benefit from planning permission for A1 & A2 use. Other uses may be possible, subject to planning.

### Business Rates

The premises are yet to be assessed for rating purposes. Interested parties should make their own enquiries with the Rates Department at Middlesbrough City Council.

### Service Charge

A service charge is to be levied to cover the maintenance of the car park and communal areas. This is estimated to be £1.80 per sq ft.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### EPC

Details are available upon request.

### SUBJECT TO CONTRACT

## CONTACT

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**TOTAL PLANNING SOLUTIONS (A)**  
 1. CONSULTANT'S REPORT  
 2. RECOMMENDATION  
 3. DRAWINGS  
 4. CONDITIONS  
 5. LEGAL OPINION  
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04 Proposed Site Plan  
SCALE 1:200 @ A2

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 This document is intended for guidance only and should not be relied upon as a statement or representation of fact. The information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. September 2019.

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