



Sanderson
Weatherall

TO LET D1 MEDICAL PREMISES



FLOOR 3 (PART) PARK SURGERY LINTHORPE ROAD MIDDLESBROUGH TS1 3QY

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Location

Middlesbrough is a large town situated on the south bank of the River Tees in the North East of England, lying approximately 40 miles south of Newcastle upon Tyne and 27 miles south east of Durham. Together with the nearby towns of Stockton on Tees and Hartlepool it forms part of the wider Teesside conurbation, with an overall population of circa 375,000 persons (2011 census).

The subject property is located centrally on Linthorpe Road which comprises Middlesbrough's principal shopping street, running a distance of approximately 1.5 miles from Linthorpe Village in the south, to Middlesbrough Town Centre in the north. The area comprises a well established mixed use location with a variety of commercial and residential uses nearby.

The Centre is conveniently located 1 mile from the A66 and 1.6 miles from the A19 dual carriageway which provide links to the regional road networks. Middlesbrough's bus and railway station are also located nearby.

Description

The subject property forms part of a modern purpose built health centre of brick construction which is surmounted by metal deck roof. Access to the third floor is provided via three passenger lifts and staircase which lead to a third floor reception area.

Internally the accommodation is arranged to provide, a ward; two theatre areas; an anesthetic room and a range of additional healthcare / staff facilities together with changing rooms and WC's. The accommodation has suspended ceilings, sheet vinyl flooring, LED lighting and air conditioning throughout.

On-site car parking is provided to the rear.

Areas

Net Internal Area (NIA)	453.04 m ²	4,876 sq ft
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Key Points

- Rent On Application
- D1 – Medical Use
- Town Centre Location
- On-site Parking
- 4,876 sq ft (453 sq m)
- Subject to Contract

Lease Terms

The accommodation is available by way of a new sub-lease for a term of years to be agreed.

Service Charge

Available upon request.

Planning

We understand the premises to benefit from D1 use.

Energy Performance Certificate

The premises has an EPC rating of Band E (121). A full copy of the EPC is available if required.

Legal Costs

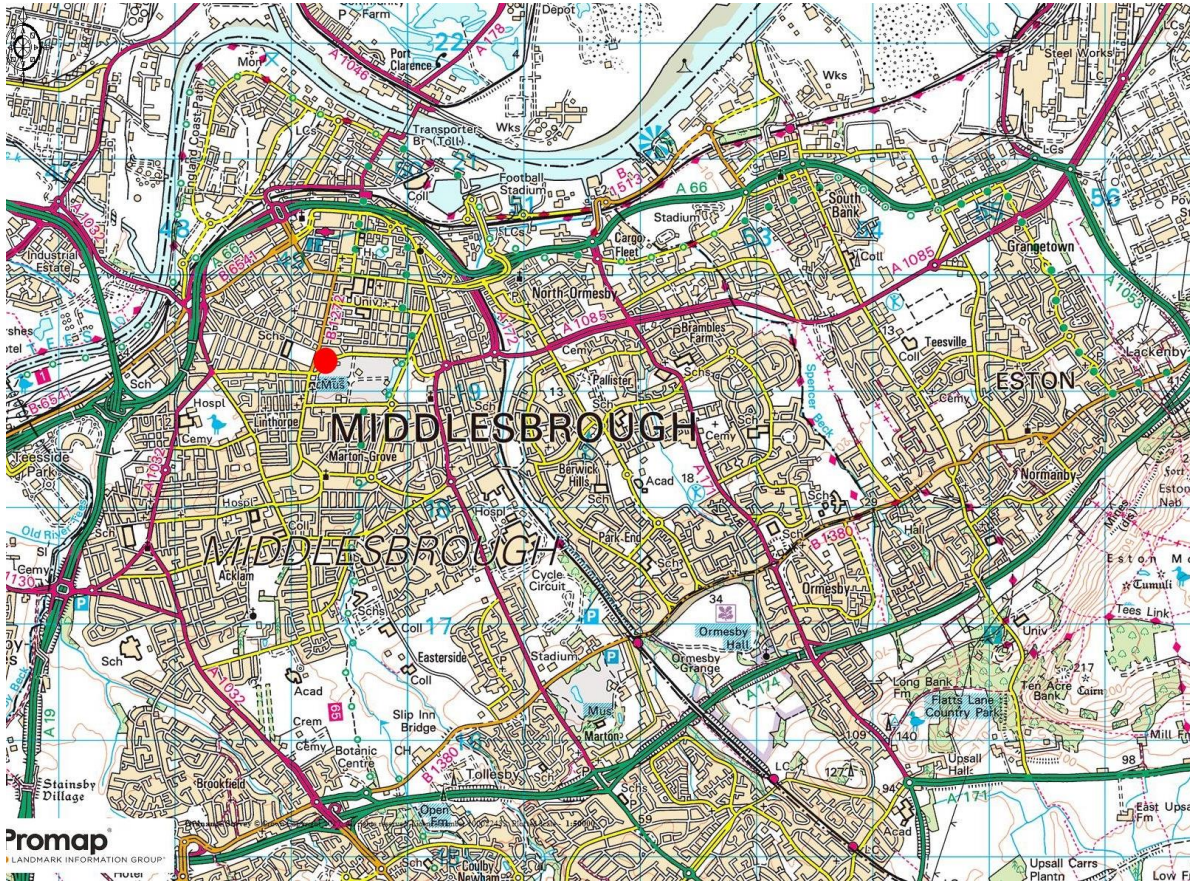
Each party to bear their own legal costs incurred in the transaction with any VAT thereon.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Rates

The property will need to be reassessed upon occupation. Interested parties should make their own enquiries to the Local Rating Authority (Middlesbrough Borough Council) to establish the rates payable.



Viewings and further information

Strictly by prior appointment with the agents:

Mark Convery

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Roseberry House,
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Or our Joint Agents

BNP Paribas Real Estate

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