

FOR SALE

(MAY LET)

Wharfedale Property

Land at Middlesbrough Road East, South Bank, Middlesbrough TS6 6TZ

Development Opportunity / Storage Land



2.17 Acres (0.88 Hectares)

Price / Rent: On Application

- Located within an established industrial and commercial area
- Secure site located adjacent to South Tees Freight Park
- Close proximity to A66 and suitable for a variety of uses (Subject to Planning)

www.wharfedaleproperty.co.uk
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01924 476496

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Location

The site is located enjoying a frontage to Middlesbrough Road East and lies 3.2 miles east of Middlesbrough and 5.7 miles west of Redcar.

The A66 is 0.4 miles away from the site which links to the A19 and further motorway networks.

The surrounding area is predominately industrial and commercial and South Bank station is approximately 0.5 miles distant.

Description

The site comprises a brownfield site being predominately rectangular in shape and is part concrete surfaced.

The land is secured by palisade steel fencing and is suitable for a variety of uses including potential development as well as offering yard facilities/storage land (STP).

The property has a total site area of approximately 2.17 acres.

The adjoining occupier enjoys a right of way over part of the entrance roadway – further details on request.

Terms

The site is available freehold with vacant possession.

Alternatively, a letting may be available on terms to be agreed.

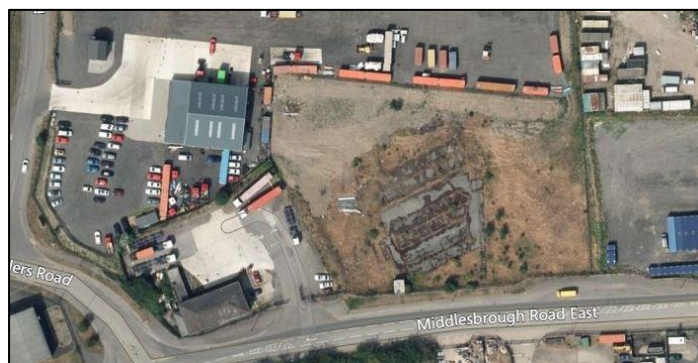
Price / rent on application.

VAT

All rents and figures are quoted exclusive of VAT. In this instance, VAT is chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Planning

Interested parties should make their own enquiries to Redcar & Cleveland Borough Council Planning Department.

Viewing

Strictly by appointment only, contact:

Eddisons
Sanderson
Weatherall

Matt Jennings
Chris Dent

01274 734101
01642 426900

Subject to Contract

Misrepresentation Act 1967 Important Notice: Important Notice: Whilst every care has been taken to ensure accuracy, the contents of this literature do not form part of or constitute a representation or warranty and should be treated as a guide only. For accurate details the interested party is advised to consult the landlord / agents and or satisfy themselves by inspection. Misrepresentation Act 1967. This brochure and description therein do not form any part of a contract, and while every effort has been made to ensure accuracy, this cannot be guaranteed.

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