

Morgan House, Mount View -  
Standard Way Industrial Estate -  
Northallerton, North Yorkshire DL6 2YD -

**On the instructions of Middlesbrough Council**

**INDUSTRIAL / OFFICE PREMISES  
FOR SALE OR TO LET -**



**LETITIA INDUSTRIAL ESTATE, LETITIA STREET, -  
MIDDLESBROUGH -**

**Available for Sale or to Let -  
Established Business Location -**

**FURTHER DETAILS: TEL (01609) 797373  
e-mail – [graham.tyerman@alignpropertypartners.co.uk](mailto:graham.tyerman@alignpropertypartners.co.uk)**

## LOCATION

This industrial unit, with substantial office accommodation, is located on Letitia Street and forms part of Letitia Industrial Estate. It is in close proximity to the Cannon Park and Riverside Park industrial / commercial areas of Middlesbrough, and to the west of the town centre.

The property provides excellent communication links, being positioned on Newport Road and close to the A66 and A19, which provide access throughout the North East region.

## DESCRIPTION

This property comprises an industrial unit of steel frame construction, with blockwork to the lower sections of the walls and sheet metal cladding to the upper walls and the pitched / hipped roofs.

Internally the property provides a large workshop area with a smaller adjacent workshop and associated offices and ancillary space. The main workshop is open plan and provides a large amount of flexible space. It is heated via ceiling mounted space heaters and has electric strip lights. Within the workshop space is a small mezzanine area accessed via a staircase.

The extensive office accommodation runs along the entire southern side of the property, and comprises a range of accommodation including a canteen area and a meeting room. The rooms have suspended ceilings and electric strip lights.

Externally, there is a yard area to the west side of the building, with a small external storage building. This area gives access into the building via a roller shutter door. There is also a roller shutter entrance at the eastern end accessed via the adjacent site, and use of this access will be by arrangement with the operators of the adjacent site.

The windows of the building are fitted with steel bars and the yard area is surrounded by high fencing.

The building occupies a site extending to 1.21 acres (0.49 hectares) or thereabouts.

## ACCOMMODATION

We are informed by our client that the Gross Internal Area (GIA) of the buildings that are available to let is 2,060.91 square metres (22,184 square feet) or thereabouts.

## RATEABLE VALUE

Interested parties should contact Middlesbrough Council on 01642 726007 for further details on the rates payable.

## TERMS OF OFFER

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed. Insurance will be arranged by the Council and recharged to the tenant. The Council is seeking offers in the region of £58,000 per annum in respect of the accommodation on offer.

Alternatively, the property is available for sale, for offers in the region of £590,000.

## LEGAL COSTS AND SURVEYORS FEES

The tenant / purchaser will be responsible for paying the Council's reasonable legal and surveyors fees incurred in the granting of the lease of the property or selling the freehold, as appropriate.

## VAT

All figures quoted in these terms are exclusive of VAT where chargeable.

## VIEWING

By arrangement with the agent. Please telephone **(01609) 797373**

## DISCLAIMER

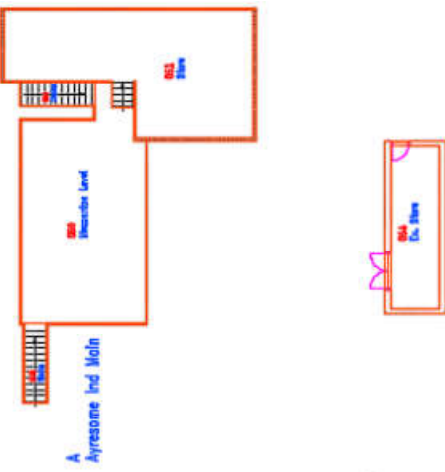
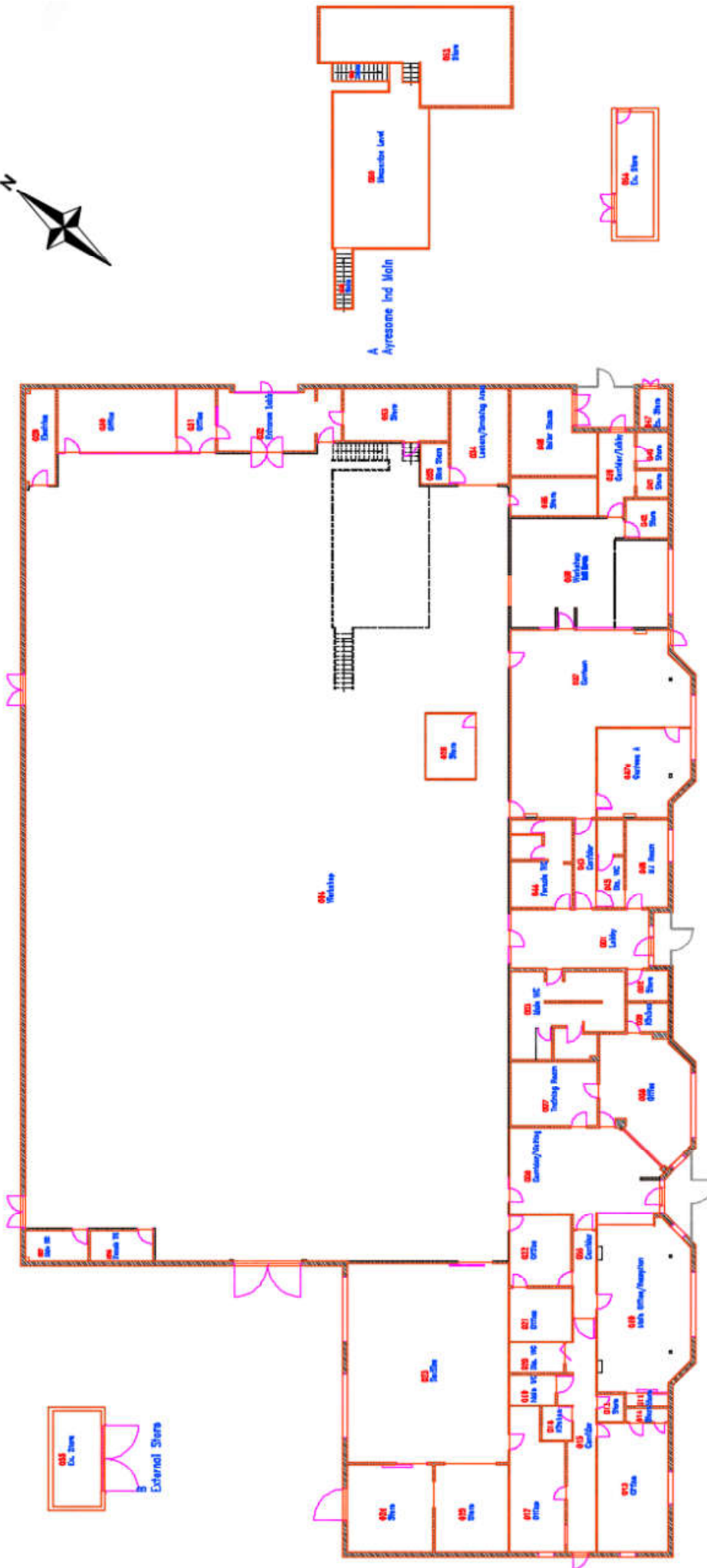
The particulars are set out as a general outline for the guidance of intended lessees and do not constitute part of an offer or contract.

All descriptions, dimensions and other details are given without responsibility and any intending lessees should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

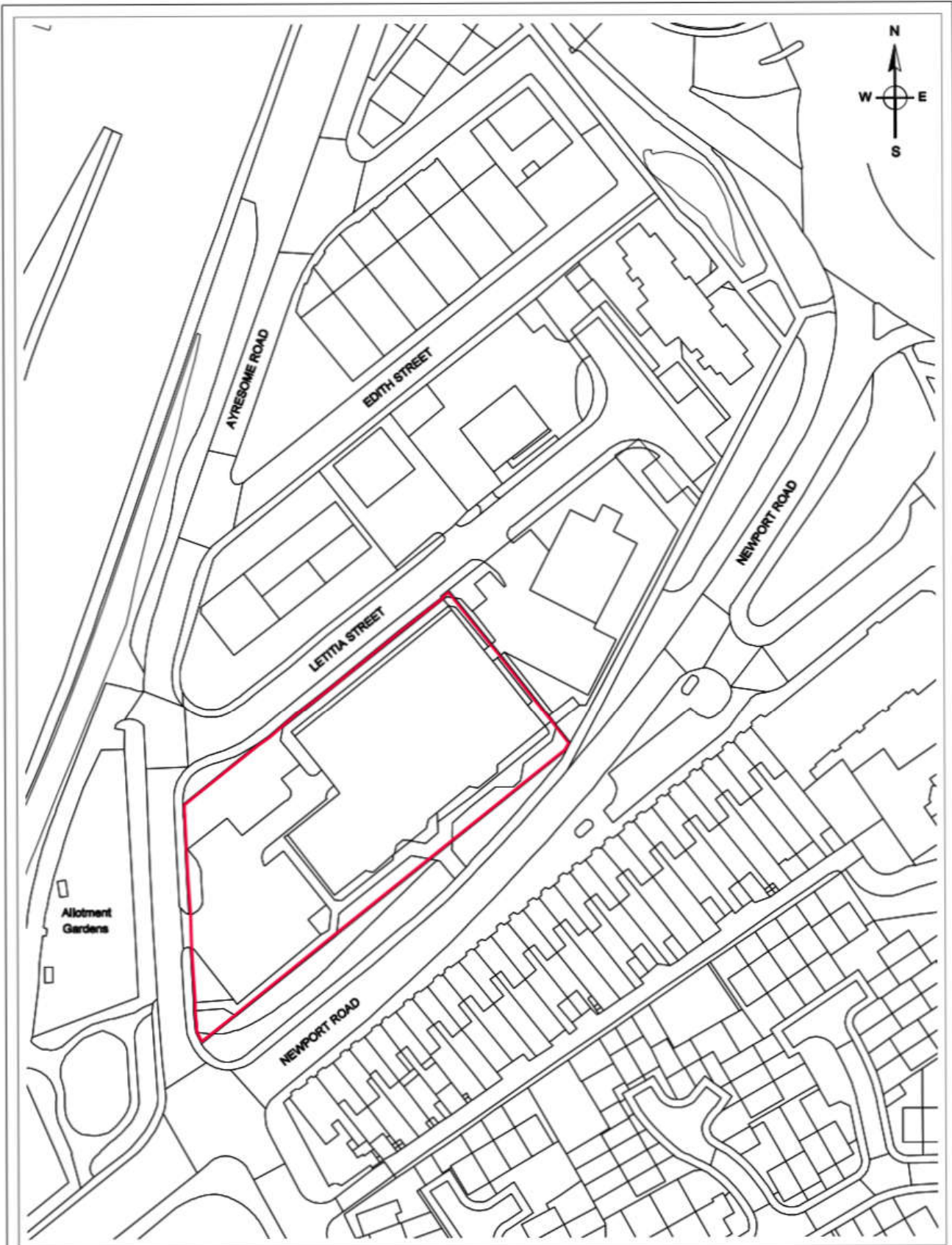
The condition of any of the above mentioned appliances, systems or services has not been checked and no warranties or guarantees are given.

No person in the employment of Align Property Partners has any authority to make or give any representation or warranty whatever in relation to this property.









TIM WAKE VALUATION & ESTATES

**AYRESOME INDUSTRIES  
LETITIA STREET  
MIDDLESBROUGH**

Scale: 1:1250

Date: 20th NOVEMBER 15

Drawn: JMS

Drg No: VAL 5645 A