

**UNIT G, DALBY WAY, PARKWAY CENTRE,
COULBY NEWHAM, MIDDLESBROUGH, TS8 0TJ**

TO LET : FIRST FLOOR OFFICE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

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LOCATION

The unit is situated in the Parkway retail centre in Coulby Newham, approximately 3 miles south of Middlesbrough town centre. The scheme provides 210,000 sq ft of retail accommodation and is anchored by a large Tesco superstore. Other key tenants include Boots, Superdrug, Poundland, Specsavers, Greggs and Burger King.

Coulby Newham is also home to a council owned leisure centre, public library, NHS doctors and dental surgeries, funeral home, churches, care facilities, petrol station, retail park and McDonalds Drive Thru restaurant effectively acting as the district centre serving Coulby Newham, Hemlington & Marton.

The subject property is situated at the east mall car park entrance just outside the covered centre and consequently is not subject to the opening hour restrictions and service charges that affect units within the covered malls.

DESCRIPTION

The property comprises a first floor office unit providing a ground floor entrance together with open plan office, smaller meeting rooms, kitchenette, stores and female, male & disabled toilets on the first floor.

The unit, which benefits from roller shutter security, is suitable for a variety of uses subject to the necessary planning and consents.

ACCOMMODATION

The units provides the following approximate areas (NIA):

Ground Floor

Entrance: 9.81 sq m / 105 sq ft

First Floor

Main office: 161.41 sq m / 1,737 sq ft

Office 2: 13.67 sq m / 147 sq ft

Office 3: 12.99 sq m / 140 sq ft

Kitchen: 2.32 sq m / 25 sq ft

Store: 15.38 sq m / 165 sq ft

WCs: -- / --

Total: 215.58 sq m / 2,320 sq ft

TENURE

The property is offered to let by way of a new lease on terms to be agreed on effective tenants full repairing and insuring terms at a rental of £11,000 per annum exclusive.

RATEABLE VALUE

The property has a rateable value of £13,250. Interested parties should contact Middlesbrough Borough Council for exact rates payable.

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VAT

All rents/prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees in respect of this transaction.

VIEWING

Strictly by appointment through this office.

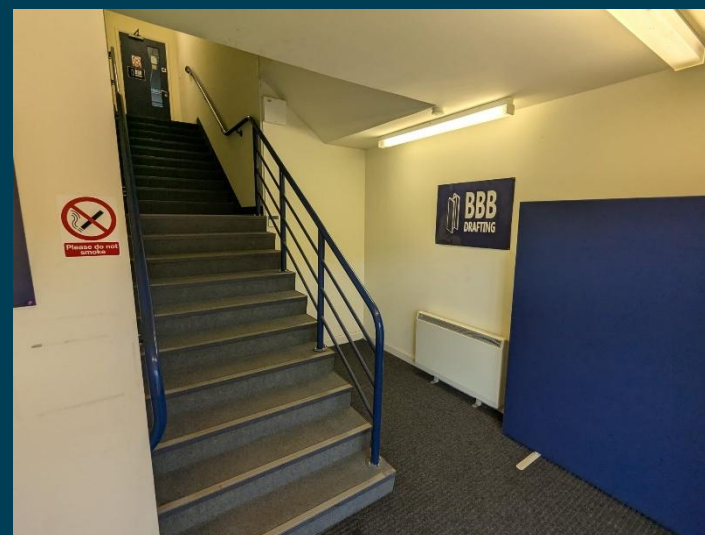
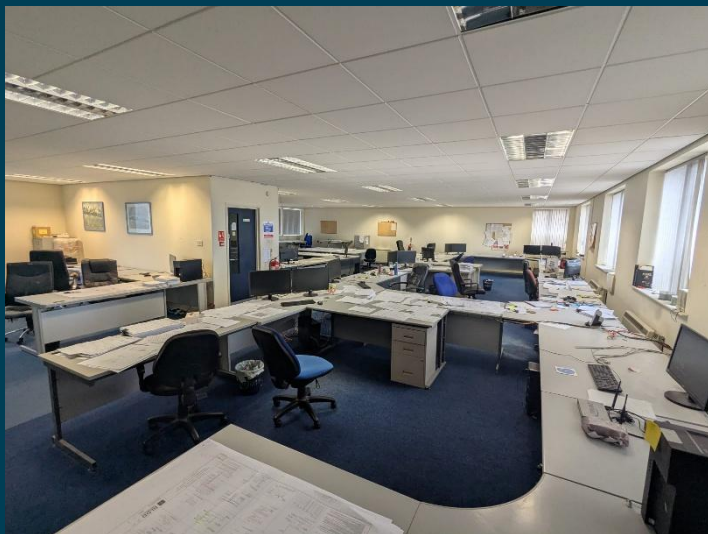
Contact: Jack Robinson

Email: jack@thomas-stevenson.co.uk

Tel: 01642 713303

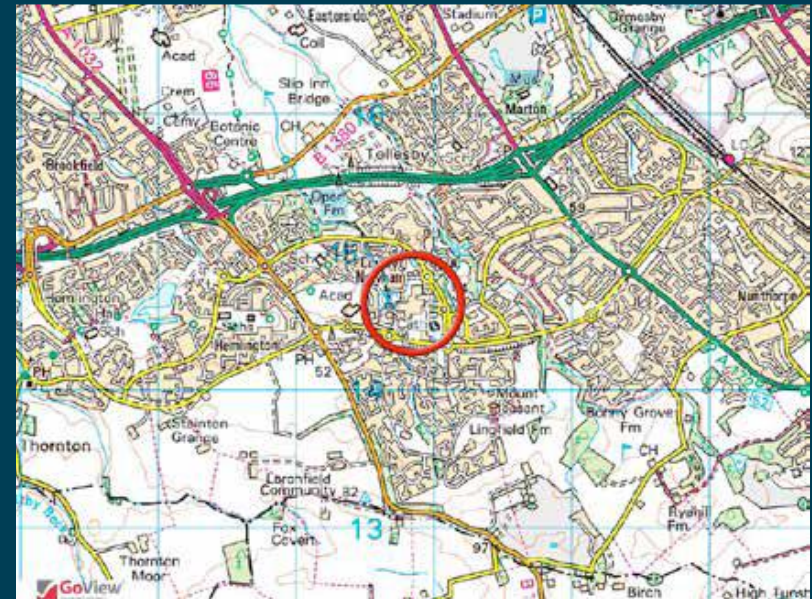
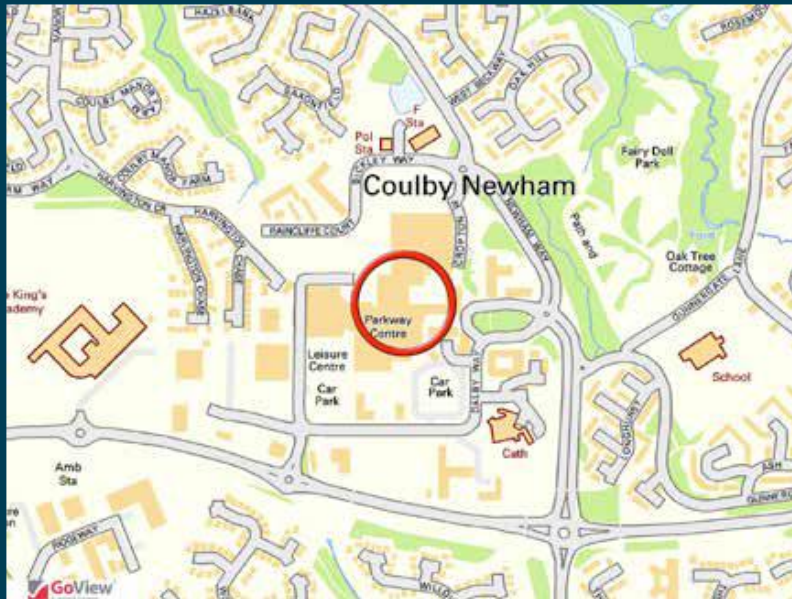
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Energy performance certificate (EPC)

Unit G Parkway Centre Dalby Way MIDDLESBROUGH TS8 0TJ	Energy rating D	Valid until: 9 May 2033
		Certificate number: 8859-5887-2815-8151-0129

Property type: Retail/Financial and Professional Services
Total floor area: 244 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

78 D

How this property compares to others

Properties similar to this one could have ratings:

If newly built	6 A
If typical of the existing stock	25 A

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