

for identification purposes



FOR SALE

Secure Storage Land

Normanby Wharf, Dockside Road, Middlesbrough TS3 8AT
Approximately 2.06 Ha (5.1 Acres)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The premises are located on the south bank of the River Tees and can be accessed via Dockside Road just off the A66/A171 Skippers Lane Interchange approximately 1.5 miles to the east of Middlesbrough town centre. The premises are located in an established industrial location with neighbouring occupiers being companies primarily in the engineering, fabrication and marine sectors best able to take advantage of the river frontage.

DESCRIPTION

The property incorporates the following specification:

- Close Proximity to the Teesside Freeport
- Weighbridge Facility
- Large Secure Yard
- Suitability for a Variety of Uses

The property comprises of an L-shaped site, comprising of concrete, tarmac and hard standing. The site is securely fenced and gated.

PLANNING & USE

The site is suitable for a variety of industrial uses subject to the appropriate planning consent. The site has had historic planning permission for waste management, however we recommend that interested parties make their own enquiries with the relevant authorities.

SERVICES

We understand that mains water, drainage and electricity are available. It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.



VIEWING

Strictly through the joint agents;



Jonathan Simpson

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or



Tim Catterall

ddl: 07702 287097

Email: tim@cattco.live

TENURE

The property is available for sale. We are seeking offers over £2,500,000. There is a right of way over the main entrance.

VAT

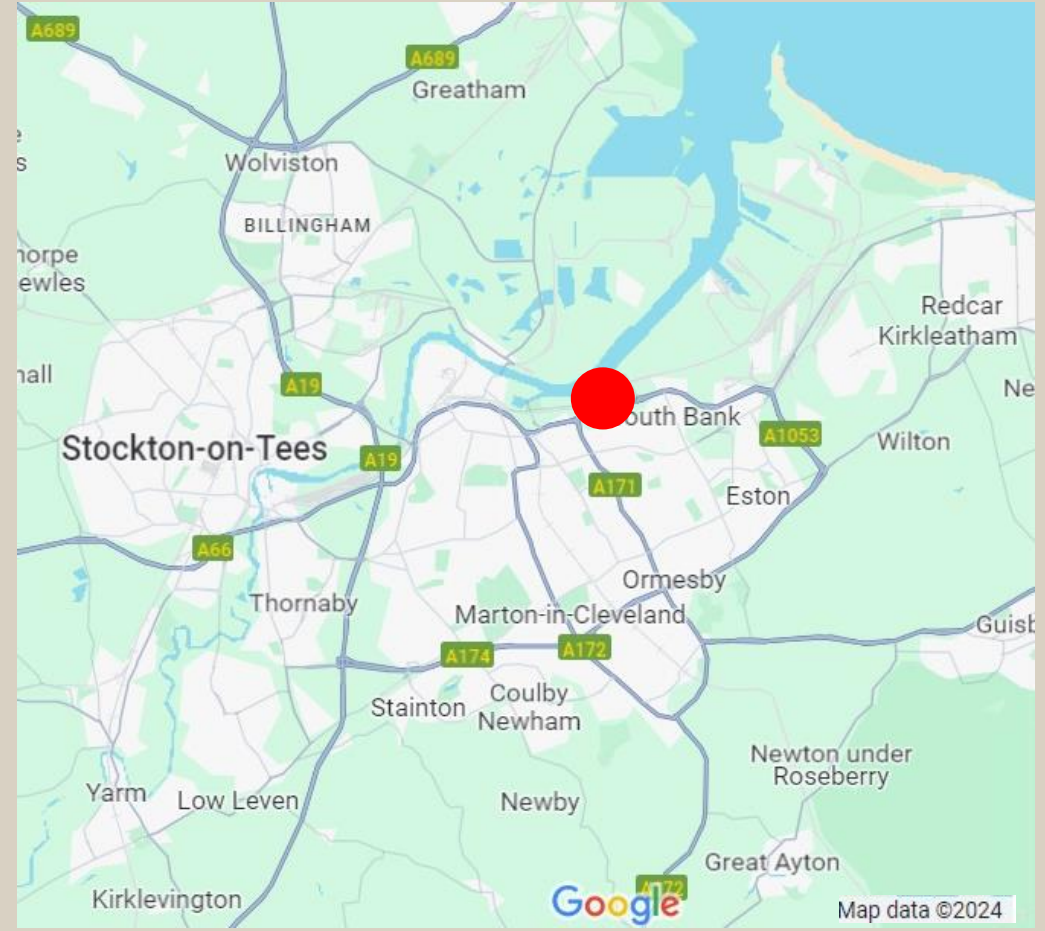
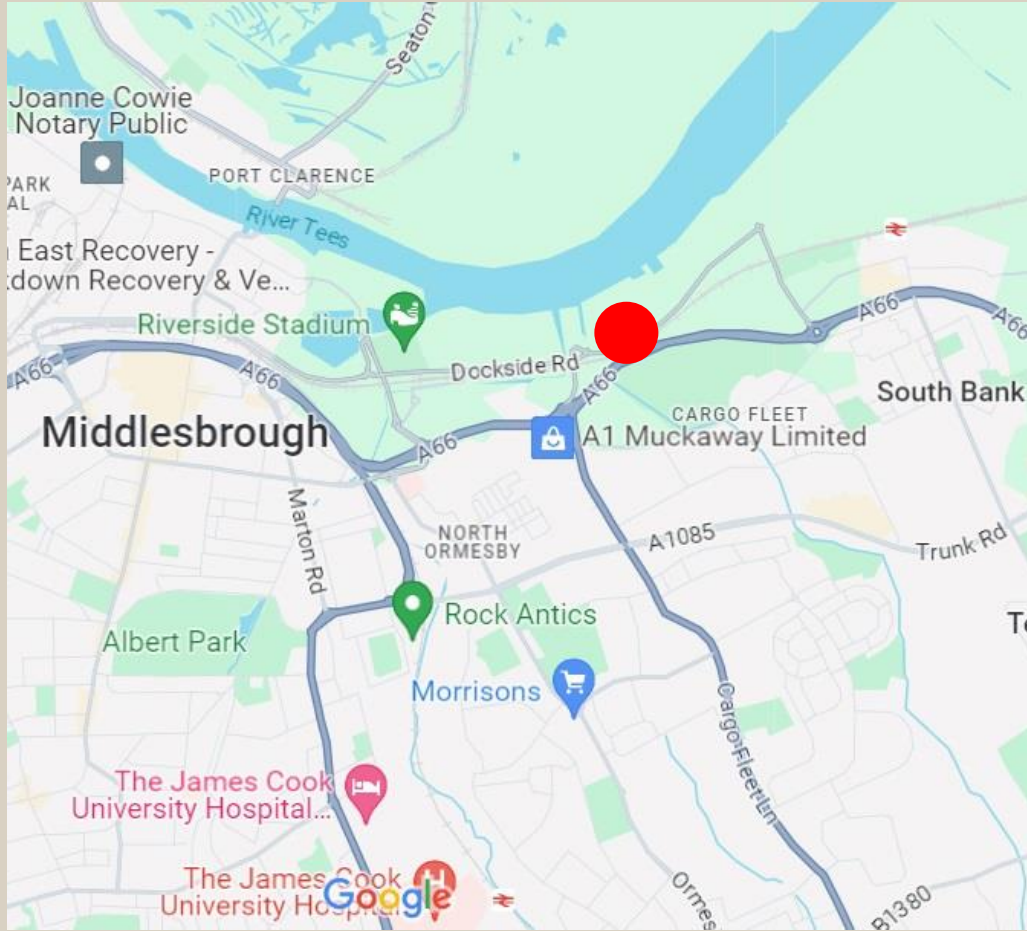
All prices quoted are deemed exclusive of VAT unless stated otherwise.

BUSINESS RATES

Further information is available upon application.

[CLICK HERE - for video tour of the site](#)





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