

# TO LET

RETAIL/LEISURE UNIT

GROUND FLOOR 7,829 FT<sup>2</sup>  
MEZZANINE 7,829 FT<sup>2</sup>\*

RENT  
REDUCED





# TESSIDE LEISURE PARK

The unit is situated in a prominent location on Teesside Leisure Park, with excellent visibility from the A66 and A19.

Teesside Retail and Leisure Park is the leading destination in Teesside for all retail, leisure and F&B activity.

Occupiers in the immediate vicinity of the Leisure Park include;

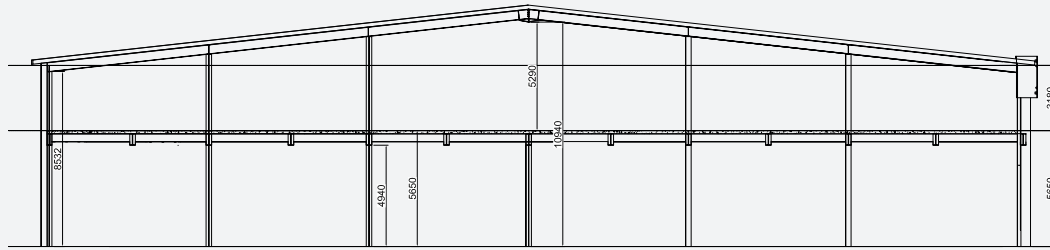
- 14 screen Showcase Cinema
- Hollywood Bowl
- Burger King
- Pizza Hut

The scheme also benefits from over 1,000 parking spaces.

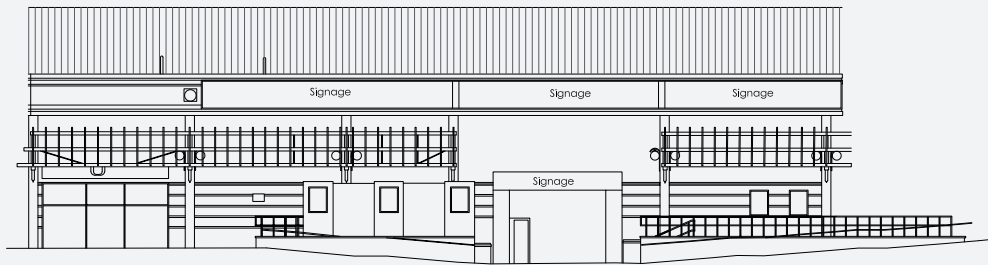
The adjacent Teesside Park has occupiers such as Next, M&S, TK Maxx, Morrisons, Boots as well as KFC, Five Guys, Pizza Express, Mcdonald's, Nandos, as well as many other national operators.



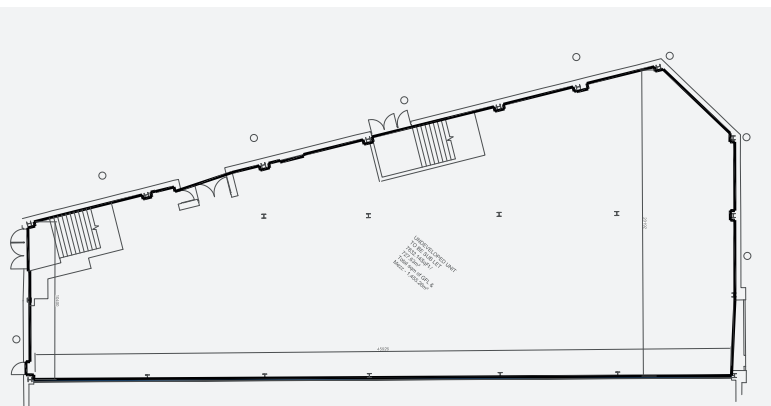
## SECTION



## ELEVATION



## FLOORPLAN



### GROUND FLOOR

**7,829 FT<sup>2</sup> / 727 M<sup>2</sup>**

### MEZZANINE\*

**7,829 FT<sup>2</sup> / 727 M<sup>2</sup>**

### TOTAL\*

**15,658 FT<sup>2</sup> / 1455 M<sup>2</sup>**

### Accommodation

Ceiling height to mezzanine level is 5.65m. Without the mezzanine the ceiling height is 8.6m. Please discuss your occupational requirement with us as there is flexibility with this.

\*The opportunity for a full cover Mezzanine is subject to Landlords consent.

### Planning

Planning was granted Oct 2023 for Class E use of the Use Classes Order 1987 (as amended).

### Restrictions

There are restrictions on use as follows: cinema, bowling, gym, casino, adventure golf and arcade.

### Terms

The property is available on a sub-lease basis at a rent of £90,000 per annum exclusive, on terms to be agreed.

### EPC

Available on Request.

## MAP



## LOCATION PLAN

## Contact



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## Subject To Contract

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