

# Middlesbrough

## Units 1-9

### Murdock Road

### Cleveland

### TS3 8TB

- **Freehold Industrial Investment**
- Prominent location close to the A66
- 9 self-contained units
- Total Current Rents Reserved

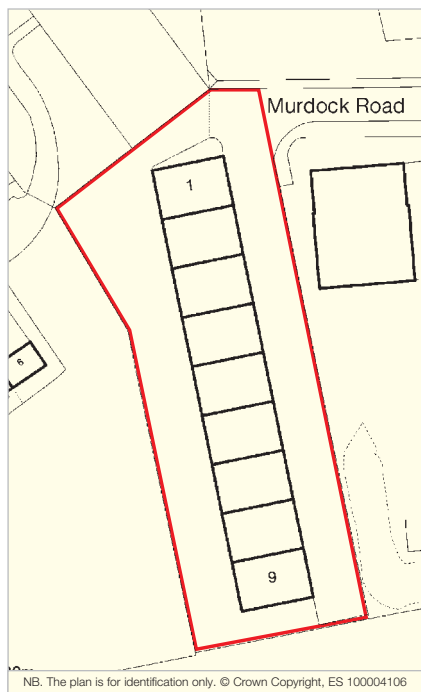
**£35,750 pa**  
**plus Vacant Units**  
**1, 2 and 8**

On the instructions of J Gershinson FRICS  
and L Brooks MRICS of Allsop LLP acting  
as Joint Fixed Charge Receivers

**allsop**



Unit 3



NB. The plan is for identification only. © Crown Copyright, ES 100004106



### Tenure

Freehold.

### Location

Middlesbrough is the major town within the Teesside conurbation with an urban area population of close to 150,000. The town is located 40 miles south of Newcastle upon Tyne, 50 miles north of York and 64 miles north of Leeds. The A66 provides access to Junction 57 of the A1(M), 14 miles to the west.

The property is situated within the East Middlesbrough Industrial Estate, just to the north of the A1085, close to the junction with the A171. Occupiers close by include ATS Euromaster.

### Description

The property comprises a single storey industrial building providing nine self-contained units. Units 5, 6 and 7 presently interconnect.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 54 Middlesbrough.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 & 2	Vacant	Ground Floor (1) 319.70 sq m (3,441 sq ft)			
3	Colin Farrar	Ground Floor 160.20 sq m (1,725 sq ft)	3 years from 01.01.2003	£6,250 p.a.	Holding over
4	Intercontinental Brands	Ground Floor (1) 160.10 sq m (1,723 sq ft)	5 years from 01.10.2011	£6,500 p.a.	Reversion 2016
5, 6 & 7	Ultimate Windows Limited	Ground Floor 477.80 sq m (5,143 sq ft)	1 years from 01.02.2009	£17,250 p.a.	Holding over
8	Vacant	Ground Floor (1) 160.70 sq m (1,730 sq ft)			
9	NTL Group Limited	Ground Floor (1) 160.70 sq m (1,730 sq ft)	21 years from 01.10.1997 There is a tenant's option to break in 2012	£5,750	Rent Review 2012

(1) Not inspected by Allsop, areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £35,750 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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