

# To Let



## Middlesbrough

LSU4, Hill Street Centre

Ground Floor: 10,027 sq ft (931.54 sq m)

Rent on Application

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**Location & Description:**

- **Middlesbrough is situated approximately 30 miles south of Newcastle, and forms the central hub of the Teesside conurbation.**
- **The highly successful Hill Street Centre is anchored by Primark with other national multiples including Pandora, The Works, Swarovski, Superdrug, Boyes and Burger King.**

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**Demise:**

Ground Floor 10,027 sq ft (931.54 sq m)  
First Floor 3,800 sq ft (353.03 sq m)

**Rent:**

Available upon request.

**Lease:**

A new 10 year full repairing and insuring lease, subject to upward only rent reviews.

**Service Charge:**

On-account service charge for the current year stands at approximately £35,775.

**EPC:**

Energy Performance Rating Assessment - D.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £50,500.

**Date Prepared:**

July 2024

**Contact Us:**

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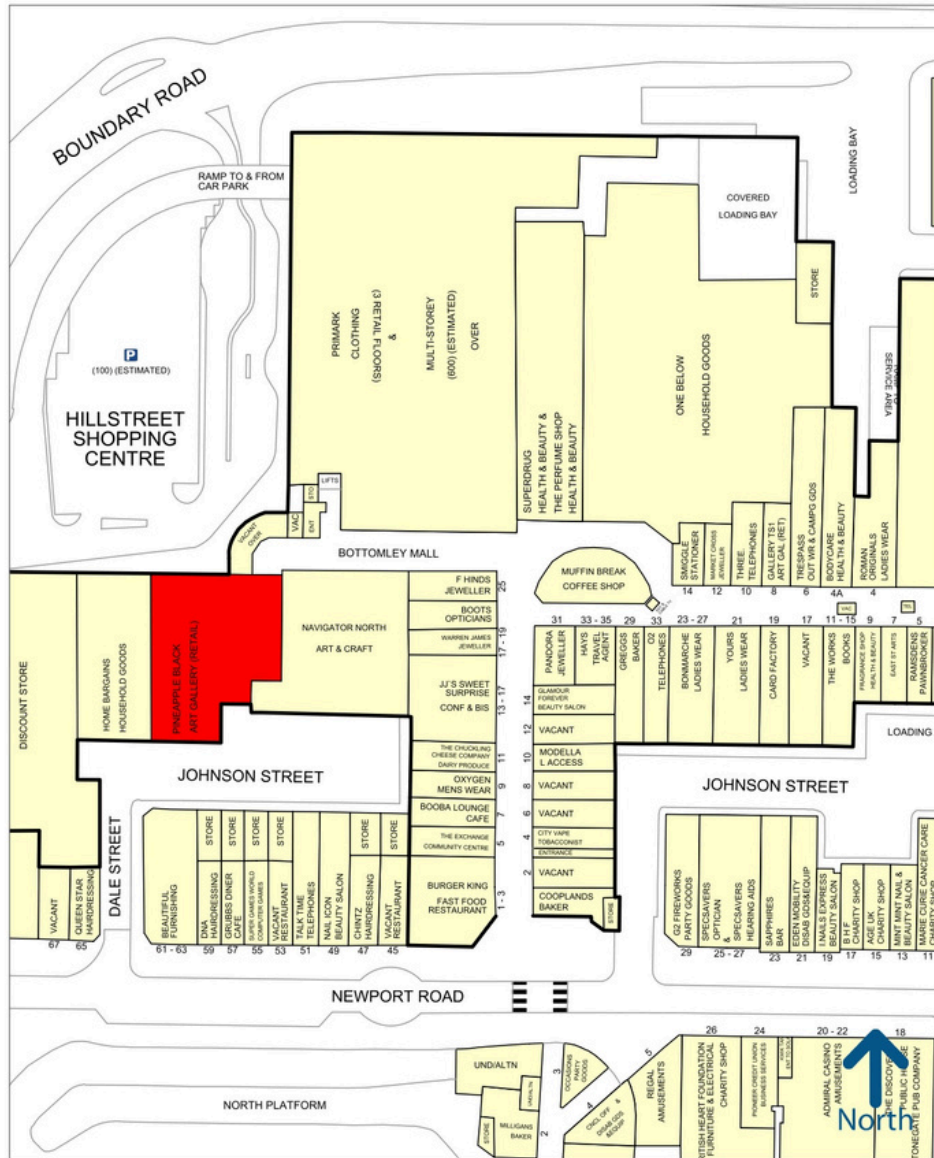
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Middlesbrough



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