

TO LET Unit G2, The Heart, Ridley Street, Redcar, TS10 1TD



Modern Ground Floor Retail/Office Accommodation 506 ft² (47m²)

- Prominent position
- Modern interior
- Fully glazed frontage
- All-inclusive rent



For further information please contact:

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Location

The property is located within The Heart which is a modern multi-occupied office and retail complex situated in the centre of Redcar. The Heart is part of a £31m development which includes a new state of the art leisure centre and offers adaptable meeting and event spaces in a professional environment.

The business centre is located immediately adjacent to Redcar Central Railway Station which offers daily mainline connections to London within 3 ½ hours. The Heart has the benefit of a long stay underground car park and there are various other pay and display car parks situated in the immediate vicinity.

Other users within the development include an on-site café, Hair Salon, Virgin Care and Medacs Healthcare.

Description

The premises comprise a small ground floor unit suitable for office or retail use. The property benefits from a full glazed frontage with prominence onto Ridley Street. Internally, the property incorporates comfort cooling, raised access floors, LED lighting and a storage room to the rear.

Unit G2 also has the benefit of rear access to the communal areas of The Heart which includes breakout areas, communal WCs, showers and a Communal Tea Point.

Accommodation

The property comprises the following Net Internal Area:

Total NIA 47.00m² (506 ft²)

Tenure

The property will be available to rent by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

£260 per week inclusive of service charge, utilities and management fees but exclusive of business rates and building insurance.

Rates

To be assessed. We advise contacting the local council.

Legal Costs

The tenant will be responsible for the landlords legal fees incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.

(ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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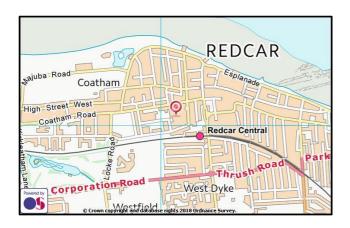
NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

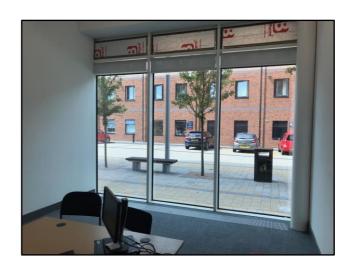


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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.







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