

3 Landsdowne Road,  
Middlesbrough TS4 2LW



For indicative purposes only.



35 miles S of Newcastle



Adjacent to A172, 1 mile S of A66, 18 miles W of A1 (M) (J59)



310,000



0.13 ha (0.32 acres)



Potential retail development. STP.



Silver

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF & 1F	5,255	£79,022	£15.04

Total Rent £79,022 p.a.

McMullen Road,  
Darlington DL1 1XP



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35 miles S of Newcastle



1 mile W of A66, 1 mile E of A167, 4 miles SE of A1 (M) (J58)



100,000



0.13 ha (0.31 acres)



Potential retail warehouse development. STP.



Silver

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF	5,363	£61,261	£11.42

Total Rent £61,261 p.a.

Cowpen Road,  
Blyth NE24 5TT



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15 miles NE of Newcastle



Adjacent to A1953, 0.5 miles E of A189, 17 miles N of A194 (M)



150,000



0.21 ha (0.51 acres)



Potential retail warehouse development. STP.

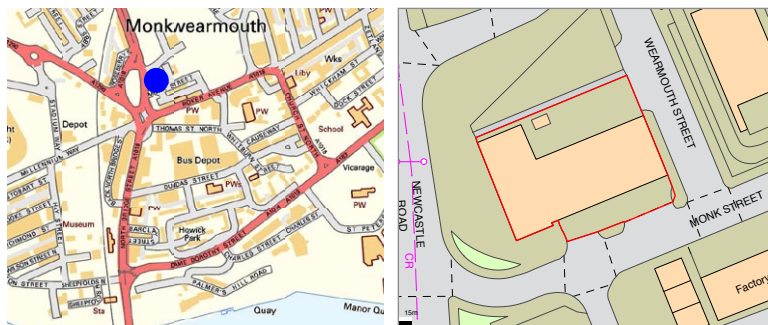


Bronze

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF	5,707	£59,756	£10.47

Total Rent £59,756 p.a.

Monk Street,  
Sunderland SR6 0DB



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15 miles SE of Newcastle



Adjacent to A1018,  
adjacent to A1290,  
7 miles E of A1 (M) (J35)



270,000



0.10 ha (0.24 acres)



Potential retail/drive-thru  
development. STP.

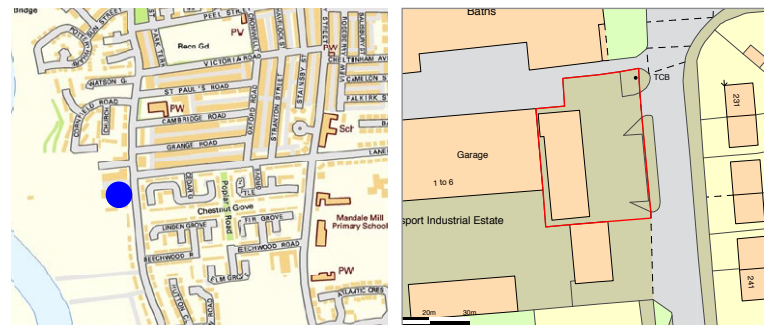


Silver

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF & 1F	7,938	£56,225	£7.08

Total Rent £56,225 p.a.

212 Thornaby Road,  
Thornaby On Tees TS17 8AA



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5 miles W of Middlesborough



0.5 miles S of A66,  
13 miles E of A1 (M) (J59)



315,000



0.08 ha (0.21 acres)



Potential industrial  
development. STP.



Silver

Accommodation	Total GIA sq ft	Net Rent p.a.	Rent psf
GF & 1F	5,169	£41,661	£8.06

Total Rent £41,661 p.a.

Cockton Hill Road,  
Bishop Auckland DL14 6JN



For indicative purposes only.



35 miles S of Newcastle



0.5 miles W of A688,  
7 miles W of A1 (M) (J60)



100,000



0.08 ha (0.19 acres)



Potential convenience store/  
residential development.  
STP.



Bronze

Leasehold	99 years from 1973	Rent Review 2015		
Accommodation	Total GIA sq ft	Ground Rent	Net Rent p.a.	Rent psf
GF & 1F	4,962	£17,578	£8,303	£1.67

Total Rent £8,303 p.a.