

Middlesbrough | TS1 5UA

Captain Cook Square

Retail Units To Let From 1,045 SQ FT



AT A GLANCE



FOOTFALL
10M



UNITS
23



CAR PARK SPACES
773





UNIT	ACCOMMODATION	SIZE	RENT
LSU1	Ground Floor First Floor	17,270 sq ft 4,917 sq ft	Upon application
12A	Ground Floor	1,045 sq ft	£20,000 pa exclusive

Description

Captain Cook Square is a vibrant modern open air shopping centre located adjacent to the towns bus station, comprising approximately 245,000 sq ft of shops and a 773 space multi storey car park. National multiples include CEX, The Entertainer, Waterstones & Poundland.

2023 saw a major transformation of the western half of the centre to create a leisure hub with the opening of Level X & The Wired Lobby together with significant public realm improvements. Additionally, there is a further 80,000 sq ft of accommodation under offer and/or currently being fitted out to open in 202/25.

Lease

All units are available by way of a new effective full repairing and insuring 5 year lease term, or multiples thereof. Shorter flexible lease terms are available subject to use & availability.

Service Charge

The service charge budget for the current year stands at £2.94 psf pa. A full service charge pack for each unit is available upon request.

Energy Performance Certificate (EPC)

EPC's for individual units are available upon request.

Rates

Rateable value assessments are available for each unit upon request or via the government website link below.

For further details visit:
www.gov.uk/calculate-your-business-rates

VAT

All figures quoted are exclusive of VAT.

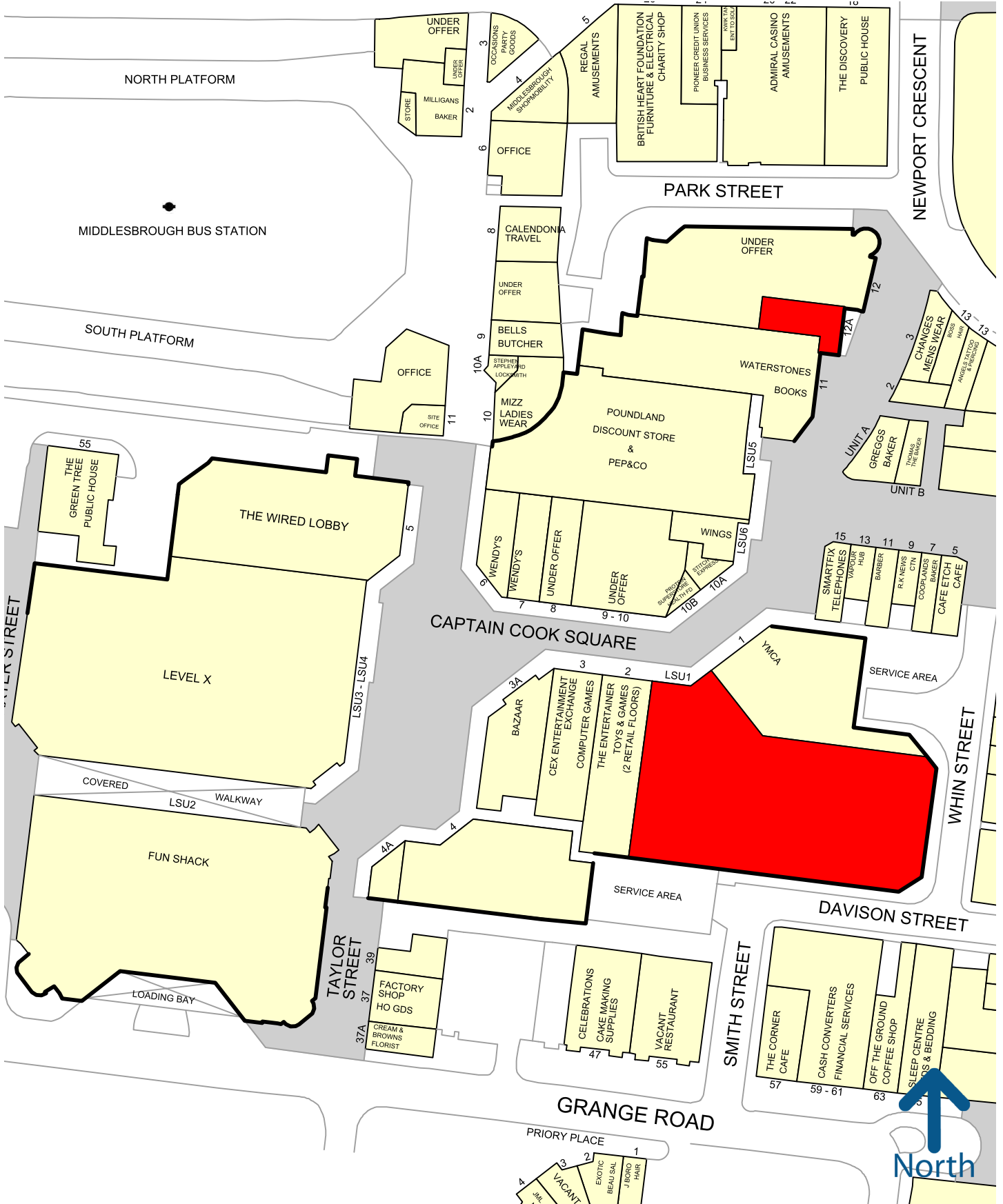
Further Information

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