



TO LET SERVICED OFFICES From 200 Sq. ft

**15 Queen Street
Redcar
Cleveland
TS10 1AB**

align CHARTERED SURVEYORS
01609 797 330

ENQUIRIES

alignsurveyors.co.uk



DESCRIPTION

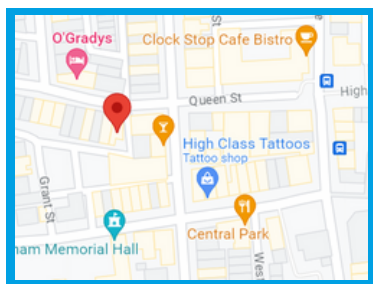
High Street located serviced office premises set across two floors providing fantastic opportunities for small businesses to set up and grow in the Town Centre of Redcar. The premises benefits from its close proximity to the mainline train station in Redcar off Station Road. There are excellent on street public parking, which provides customers parking opportunities.

15 Queen Street is in the centre of Redcar, just off the main High Street surrounded by all local amenities such as small local boutique shops, cafes to the multi nationals with the likes of Natwest, Iceland and some excellent eating establishments adjacent along the Northern Quarter.

The location is excellent with easy access to Redcar's Famous promenade and tourist beach front being less than 50 meters away.

Redcar has excellent communications with links to the A1472 and A66 to Newcastle/Durham and the A19 South connecting to York and Leeds, this is a location for people commuting to the larger cities.

LOCATION PLAN



PROPERTY SIZE

From 200 Sq. ft

FLOOR AREAS (GIA)

| Floor | Sq. Ft |
|--------|----------|
| First | from 200 |
| Second | 200 |

RENTAL

POA

TERMS

A short term licence or FRI lease is available for the subject offices.

EPC

The EPC for this property can be provided upon request.

VIEWING

Viewings are to be arranged by the retained agents who's details can be found on the front of this brochure. Or alternatively please email Christopher.black@alignsurveyors.co.uk or Daniel.clinch@alignsurveyors.co.uk

LEGAL COSTS

Each party are responsible for their own legal costs in the leasing of this property.

DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council)

