

£74m planned **direct investment** by Middlesbrough Council in the town centre over the **next 4 years**

First floor up to **15,000 sq ft**
(sizes available to suit occupier's requirements)

Potential for roof terrace of 2,800 sq ft

Free parking for gym users

New **independent, ground floor entrance** to Wilson Street

WILSON STREET, MIDDLESBROUGH

TO LET

PRIME TOWN CENTRE LEISURE OPPORTUNITY WITH FREE CAR PARKING

15,338 sq ft
(1,424 sq m)

Close to **Albert Road Leisure Circuit**

Direct lift and stair access from **basement car park** (178 spaces)

Suitable for **gym, leisure, retail** or a variety of other complimentary uses (STP) + **D2** planning consent granted

Directly above **Dundas Market and Shopping Centre**

Footfall of **70,000** per week



Teesside University
Campus **20,000**
students

Within Middlesbrough
Town Centre
Enterprise Zone
a central location

Close to the
rapidly expanding
Boho Zone
-Teesside's **digital**
and **creative hub**

Close to **Middlesbrough
Railway Station** 1.5m
passengers per annum,
undergoing major
redevelopment with direct
trains to London from 2020

Centre Square East
new **250,000 sq ft**
grade A office
development
completion 2020

A

B

HOLIDAY INN
EXPRESS

BUS STATION

MIDDLESBROUGH
TOWN HALL

THE CLEVELAND
SHOPPING CENTRE

HOUSE OF FRASER
SINCE 1849

SPORTS
DIRECT.COM

DEBENHAMS

THE PINNACLE
450 STUDENT APARTMENTS PROPOSED

next

M&S
EST. 1966

HILL STREET
SHOPPING CENTRE

JURYS
INN

DUNDAS HOUSE
(+ Livewell Centre)

DUNDAS
SHOPPING
CENTRE

Gym/Leisure/Retail
Opportunity

P
ZETLAND
CAR PARK

Wilson Street
A66

MIDDLESBROUGH
RAILWAY STATION

BOHO ZONE

Highly visible
from the **A66**
dual carriageway

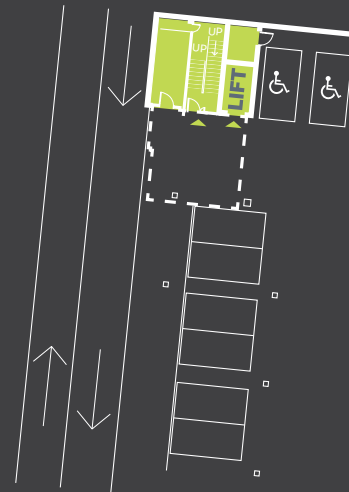
Middlehaven and
Middlesbrough
College,
5,000 students

A - Centre Square

B - Captain Cook Square



BASEMENT CAR PARK



15,338 sq ft
(1,424 sq m)



GROUND FLOOR

	sq ft	sq m
Ground Floor	538	50
First Floor	12,000	1,114
Roof Terrace	2,800	260
TOTAL	15,338	1,424



FIRST FLOOR



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