



**CLEVELAND  
GATE**

INVESTING IN OUR COMMUNITY



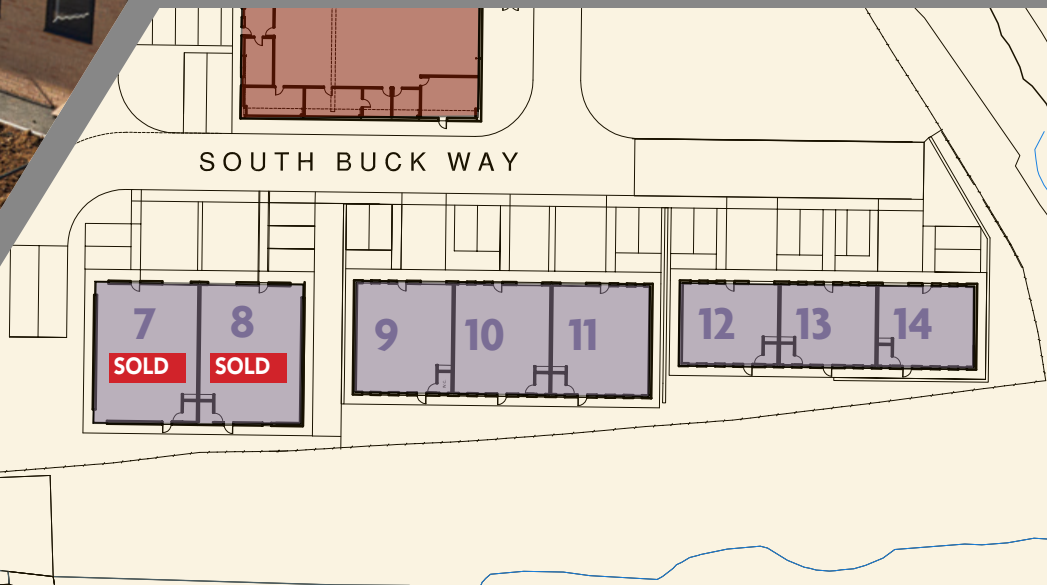
## TO LET/FOR SALE

Workspace 86-125 sq m (925-1,240 sq ft)

7-14 South Buck Way, Guisborough, TS14 7FD







### Situation and description

Guisborough is a popular market town situated on the edge of the North Yorkshire Moors national park, close to the Yorkshire Coast offering a wide range of business opportunities. Located approximately 9 miles south east of Middlesbrough and 20 miles west of Whitby, Guisborough is a busy commercial and leisure destination with a significant catchment area. An attractive commuter town, Guisborough has seen rapid growth in recent years with a large amount of new residential and commercial development.

Cleveland Gate is the latest development by Ryedale Estates, providing an exciting mix of employment and residential projects. Prominently situated a few minutes walk from the town centre and fronting Rectory Lane (one of the main arterial roads), Cleveland Gate offers a vibrant mixture of retail, business and leisure space.

The initial phase of development provides over 40,000 sqft of retail space with M&S Simply Food and B&M being the largest occupiers. Other major occupiers nearby include Sainsbury's, Aldi, Iceland & Lidl, plus a number of national and regional trade counter operators including Howdens, Screwfix and Kwik Fit.

Following the success of the initial phases, the latest development was completed in Spring 2019, comprising of 6 workspace units finished to a high specification being of brick & block construction with electric up & over doors, double glazed windows with powder coated frames, mains services including gas, a 3 phase supply and fibre connection, a fitted kitchen and staff facilities.

### Accommodation

We calculate that the premises provide the following approximate gross internal areas.

No 7	Sold to C-Tech Solutions	
No 8	Sold to Flowerbox	
No 9	125m2	1,240sqft
No 10	125m2	1,240sqft
No 11	125m2	1,240sqft
No 12	86m2	925sqft
No 13	86m2	925sqft
No 14	86m2	925sqft

### Terms

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed. Alternatively they are available to purchase subject to a 150 year ground lease. Further information is available upon request.

### Proposed use

The premises would lend themselves to a number of potential uses subject to receipt of the requisite consents from the local planning authority.

### Business rates

The premises are yet to be assessed for business rates and we recommend that interested parties speak with the local rating authority for an indication of the likely rates payable.

### Energy Performance Certificate EPC

Copies of the EPC are available upon request

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

The premises will be liable to VAT at the prevailing rate.

**For Further information** Please contact the sole agent:



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