

MIDDLESBROUGH  
**TEESSIDE  
LEISURE  
PARK**

# TO LET

**AINTREE OVAL**  
**RETAIL/LEISURE UNIT**

GROUND FLOOR 7,829 FT<sup>2</sup>  
MEZZANINE 7,829 FT<sup>2</sup>



**AINTREE OVAL | TS17 7BU | MIDDLESBROUGH**

**RAB  
RETAIL**



**The unit is situated in a prominent location on Teesside Leisure Park, with excellent visibility from the A66 and A19.**

Teesside Retail and Leisure Park is the leading destination in Teesside for all retail, leisure and F&B activity.

Occupiers in the immediate vicinity of the Leisure Park include;

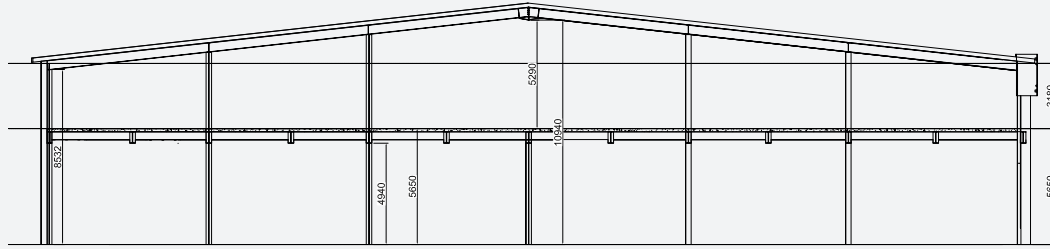
- 14 screen Showcase Cinema
- Hollywood Bowl
- Burger King
- Pizza Hut

The scheme also benefits from over 1,000 parking spaces.

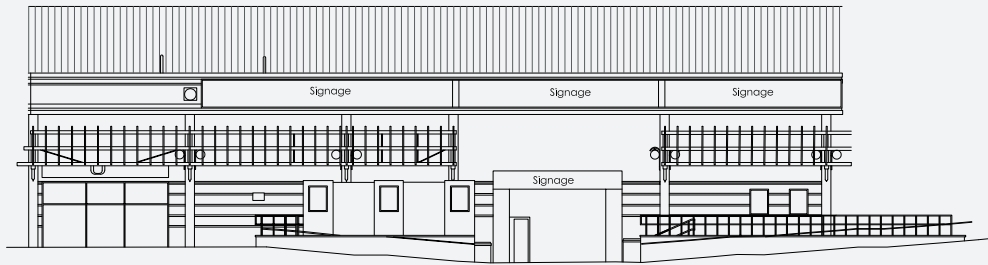
The adjacent Teesside Park has occupiers such as Next, M&S, TK Maxx, Morrisons, Boots as well as KFC, Five Guys, Pizza Express, McDonald's, Nandos, as well as many other national operators.



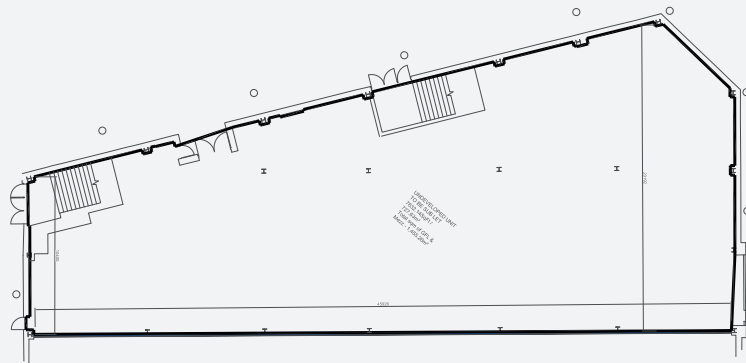
## SECTION



## ELEVATION



## FLOORPLAN



### GROUND FLOOR

**7,829 FT<sup>2</sup> / 727 M<sup>2</sup>**

### MEZZANINE

**7,829 FT<sup>2</sup> / 727 M<sup>2</sup>**

### TOTAL

**15,658 FT<sup>2</sup> / 1455 M<sup>2</sup>**

**TEESSIDE  
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MIDDLESBROUGH

### Accommodation

Ceiling height to mezzanine level is 5.65m. Without the mezzanine the ceiling height is 8.6m. Please discuss your occupational requirement with us as there is flexibility with this.

### Planning

Planning was granted Oct 2023 for Class E use of the Use Classes Order 1987 (as amended).

### Restrictions

There are restrictions on use as follows: cinema, bowling, gym, casino, adventure golf and arcade.

### Terms

The property is available on a sub-lease basis at a rent of £120,000 per annum exclusive, on terms to be agreed.

### EPC

Available on Request.



## MAP



## LOCATION PLAN

### Contact



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**BEN  
FRUDD**

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### Subject To Contract

MISREPRESENTATION ACT: RAB Retail for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) RAB Retail cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee/associate of RAB Retail has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) RAB Retail will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Dated January 2024

[www.rabretail.com](http://www.rabretail.com)