



M PARKWAY

DALBY WAY, COULBY NEWHAM,
MIDDLESBROUGH
TS8 0TJ



NEW RETAIL WAREHOUSE*

*SUITABLE FOR A NUMBER OF RETAIL AND LEISURE USES
SUBJECT TO PLANNING

UP TO 62,500 SQ FT (5,806 SQ M)
(MAY SPLIT)

M PARKWAY OCCUPIERS



OTHER NEARBY OCCUPIERS



Pets
at Home

Bannatyne
Health Club & Spa



TESCO
Extra

M M PARKWAY



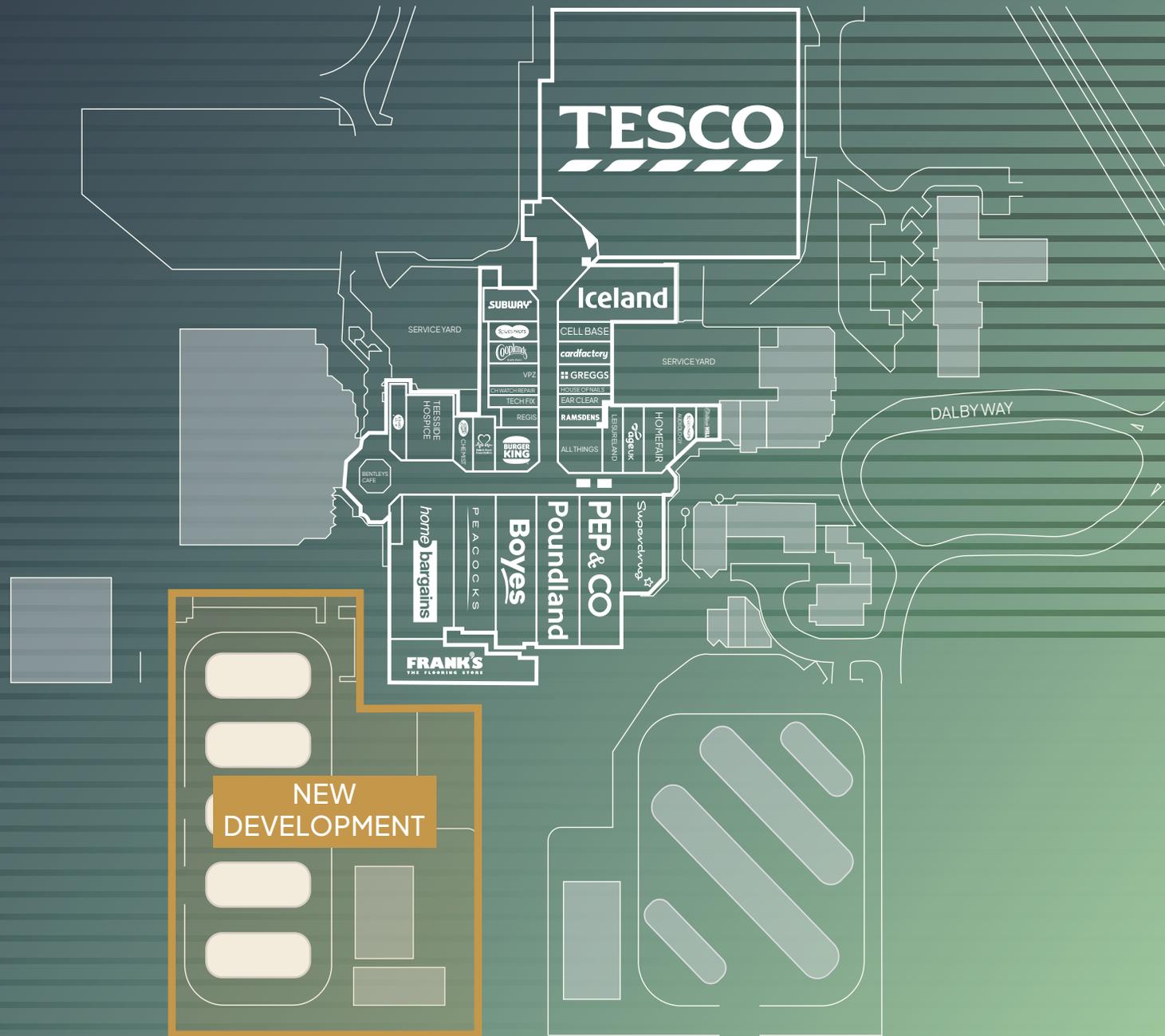
MARSTONS

TESCO
Extra
Petrol Station



KFC

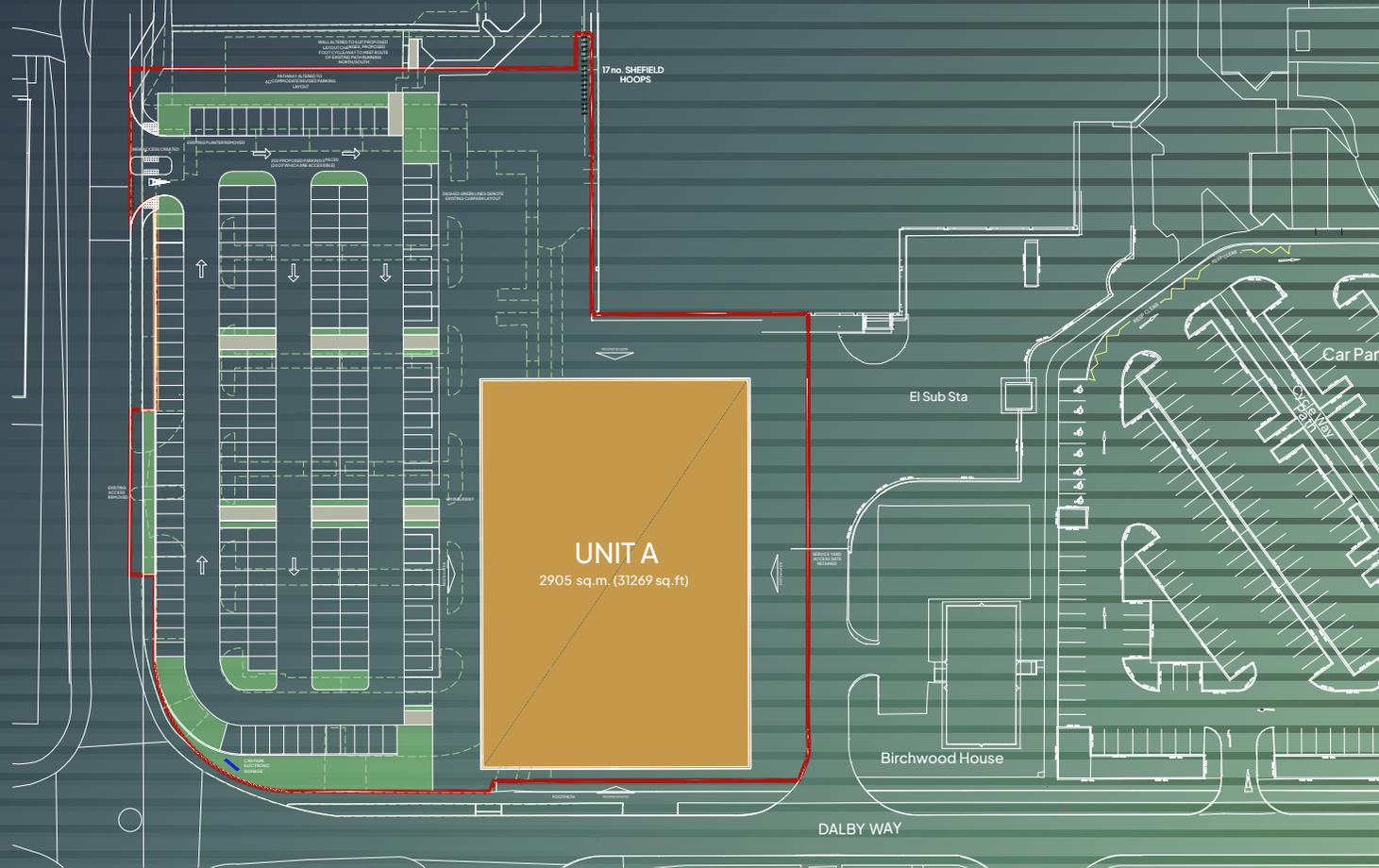
M Parkway is a vibrant, mixed-use destination strategically positioned in the heart of a thriving residential catchment. This development offers a rare blend of **high-visibility retail** and **modern leisure** designed to drive footfall and long-term dwell time.





Development Highlights

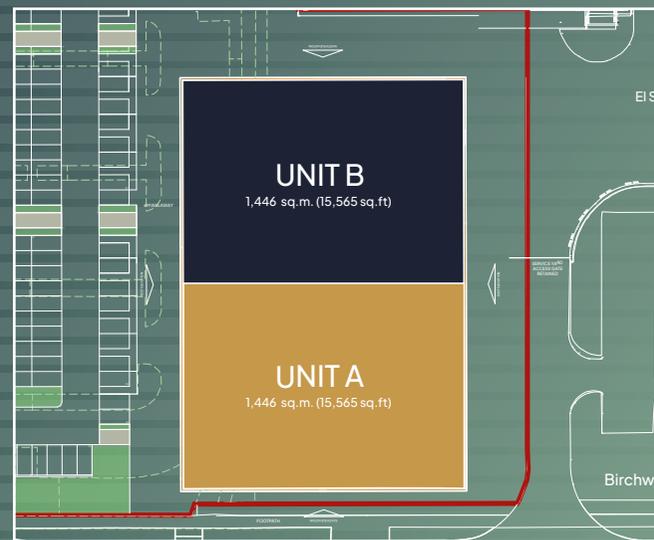
- **Total GIA:** 62,538 sq ft (5,810 sq m) across two levels
- Brand-new retail warehouse replacing Dalby House.
- Unit can be split.
- Fully reconfigured car park layout for seamless customer access.
- Strategic hub in Coulby Newham with excellent transport links and proximity to major supermarkets and healthcare services.



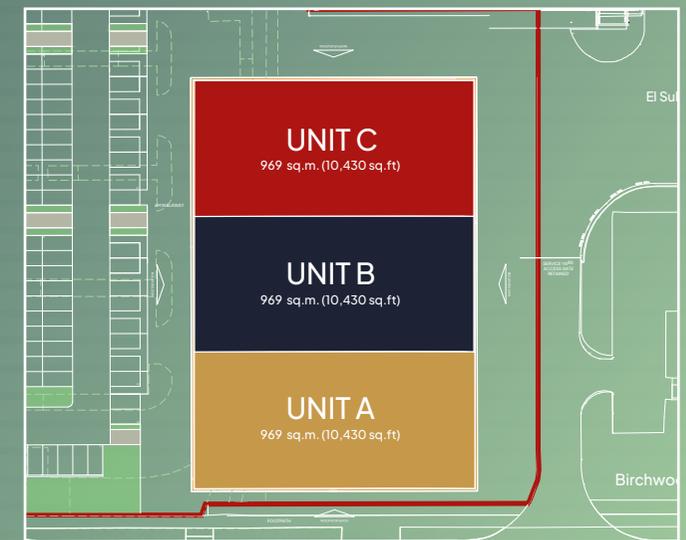
Alternative possible configurations

Floor	sq.ft	sq.m
Ground	31,269	2,905
Mezzanine	31,269	2,905
Total	62,538	5,810

*May split



1



2

Rent

Further information available from the joint agents

Planning

For use as either retail (A1), office/financial (A2), restaurant /cafe (A3), drinking establishment (A4), hot food takeaway (A5)

Service Charge

Further information available from the joint agents

EPC

The property will be assessed upon completion.

Legal Costs

Each party is responsible for their own legal costs

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

For further information contact joint agents



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NEWSON
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