



Mannion Court, South Bank, Middlesbrough, TS6 6PY

Development Opportunity FOR SALE

- Development Opportunity
- Situated Close To The Town Centre
- Excellent Transport Links
- 0.32 Acres Of Land & Buildings

Summary

Available Size	0.32 Acres
Price	Offers in the region of £75,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Mannion Court is a detached, single-storey brick-built property, featuring single-glazed timber-framed windows and a pitched tiled roof, secured externally with steel grilles.

Internally, the building comprises one large office, two smaller offices, a kitchen, a boiler cupboard, and separate male and female W/C facilities.

The property sits on a site of approximately 0.32 acres, which includes the building and surrounding land, with access to an open car park.

Location

Mannion Court is situated in a residential area accessed via Redcar Road East, within the South Bank district of Middlesbrough, approximately 3.1 miles east of the town centre. South Bank lies just south of the A66, a major route providing convenient east-west connections across the town and beyond.

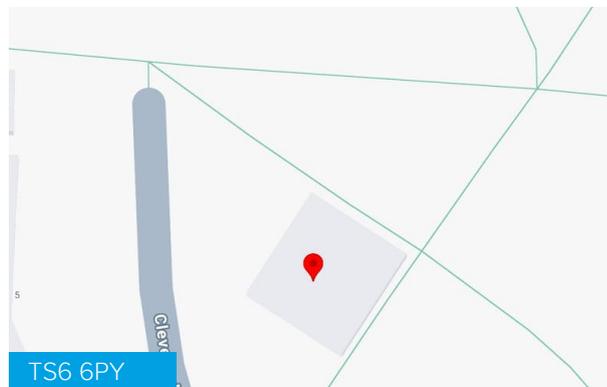
The A66 also offers access to the A19, which runs both north and south—linking to Durham and Newcastle to the north, and York and Leeds to the south. Darlington is approximately 18 miles to the west, offering further regional connectivity.

The property benefits from proximity to local amenities, including an Asda Superstore located just 0.3 miles to the north—around a 7-minute walk.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Size	sq m	Availability
Building - Office	Building	807 sq ft	74.97	Under Offer
Outdoor - Land	Outdoor	0.32 Acres	1,294.99	Under Offer
Total			1,369.96	



Viewing & Further Information



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