

**5.1m**  
footfall  
**800**  
free parking spaces



## EXCITING NEW FUTURE DEVELOPMENT

Golden Eagle to be demolished 2026  
All uses will be considered (Subject to Planning)

New swimming pool coming soon

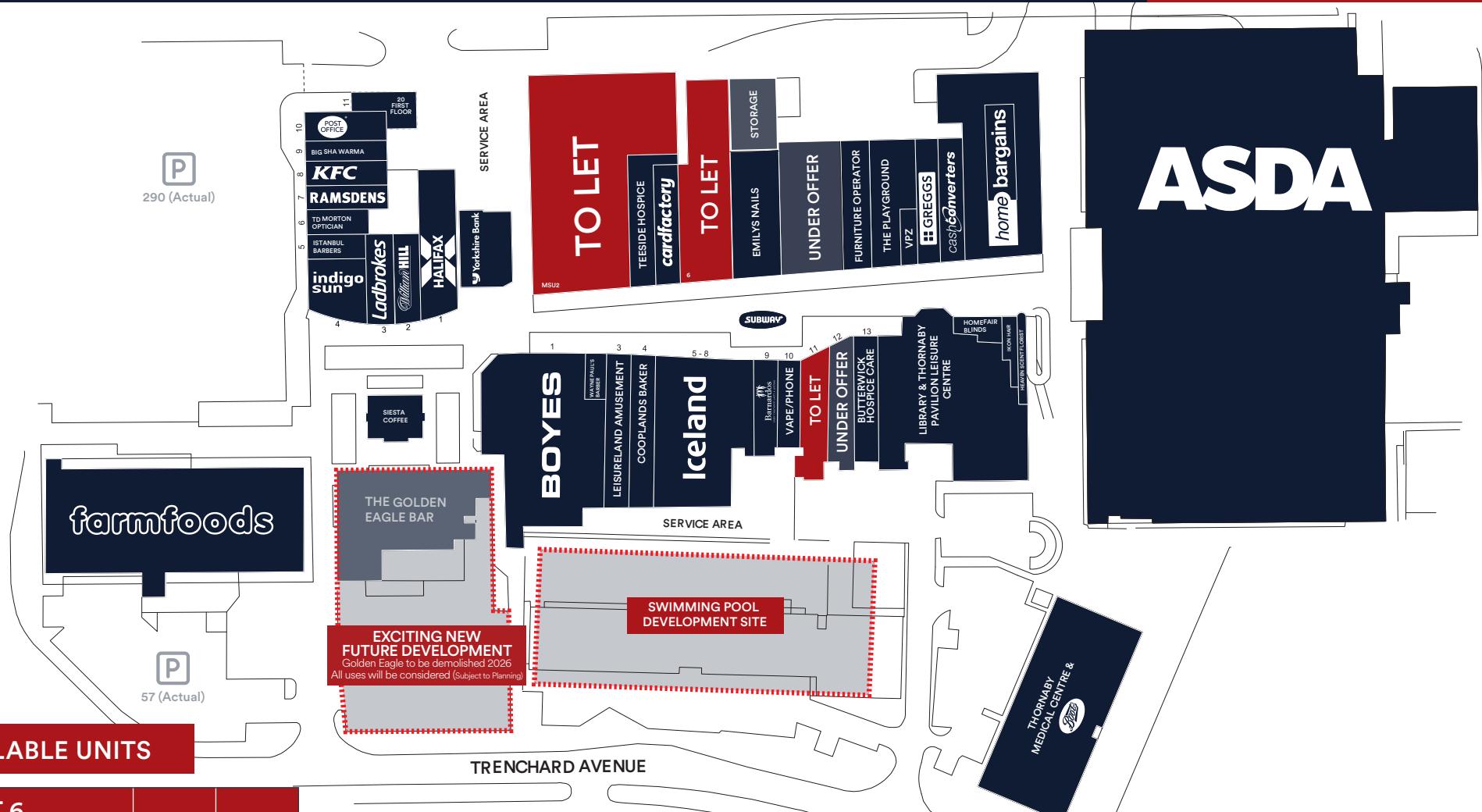
**M** PAVILION

[///laws.safe.ended](http://laws.safe.ended)  
Pavilion Shopping Centre, Thornaby  
North Yorkshire, TS17 9FF

Occupiers Include

**cardfactory** **Iceland**  
**home bargains** **Ladbrokes**

**ASDA**



**AVAILABLE UNITS**

UNIT 6 Vale House	sq.ft	sq.m
Ground Floor	6,067	563.6
Mezzanine	4,894	454.7
<b>TOTAL</b>	<b>10,961</b>	<b>1,018.3</b>
RENT	£40,000	
RATEABLE VALUE	£64,500 (WEF April 26)	
SERVICE CHARGE	£27,939.95	
INSURANCE	£2,727.69	

UNIT 11 Wrightson House	sq.ft	sq.m
Ground Floor	1,146	107
RENT	£20,000	
RATEABLE VALUE	£17,750 (WEF April 26)	
SERVICE CHARGE	£3,294	
INSURANCE	£326.71	

UNIT MSU2 (Former Poundland)	sq.ft	sq.m
Ground Floor	16,257	1,510
First Floor	7,471	694
RENT	£110,000	
RATEABLE VALUE	£129,000 (WEF April 26)	
SERVICE CHARGE	£48,400	
INSURANCE	TBC	

Immediate viewing via  
Centre Manager  
07496 034418

# M PAVILION



**224,860 sq.ft**

Total development



**5.1m**

2024 footfall



**49**

Retail units on site



**800**

Free Parking Spaces

# DETAILS

The Pavilion Shopping Centre provides an extensive convenience retail offer in the heart of Thornaby, comprising circa 270,000 sq ft of retail and office accommodation anchored by two food stores - a 100,000 sq.ft Asda at its southern end and a 17,500 sq.ft Farmfoods at its northern end. The library and Thornaby Pavilion Leisure Centre (gym, indoor bowls, squash and badminton) are also located in the heart of the scheme.

- 800 free car parking spaces
- Occupiers include Indigo Sun, Greggs, Home Bargains, Card Factory, KFC and Iceland
- 2024 footfall in excess of 5.1 million

## Business Rates

Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

## Service Charge & Insurance

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

## Energy Performance

Further information available on request.

## Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

## Location - TS17 9FF

The Pavilion Shopping Centre is located in the heart of Thornaby, approximately 5 miles south west of Middlesbrough.



## SERVICES



EV Charging Station  
16 bays



Ample Free Parking  
First 2 hours free



Parcel Delivery  
Lockers



Toilet Facilities



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