M PARKWAY

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Coulby Newham
Middlesbrough
TS8 0TJ

Local Occupiers Include

Iceland
PEACOCKS
TESCO
Poundland

M PARKWAY

SITE PLAN

UNIT 1	sq.ft	sq.m
Ground Floor	1,478	137
RENT	£30,000	
RATEABLE VALUE	POA	
SERVICE CHARGE	POA	
INSURANCE	POA	

273,231 sq.ft

Total development

42

Retail units on site

What Three Words

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DESCRIPTION

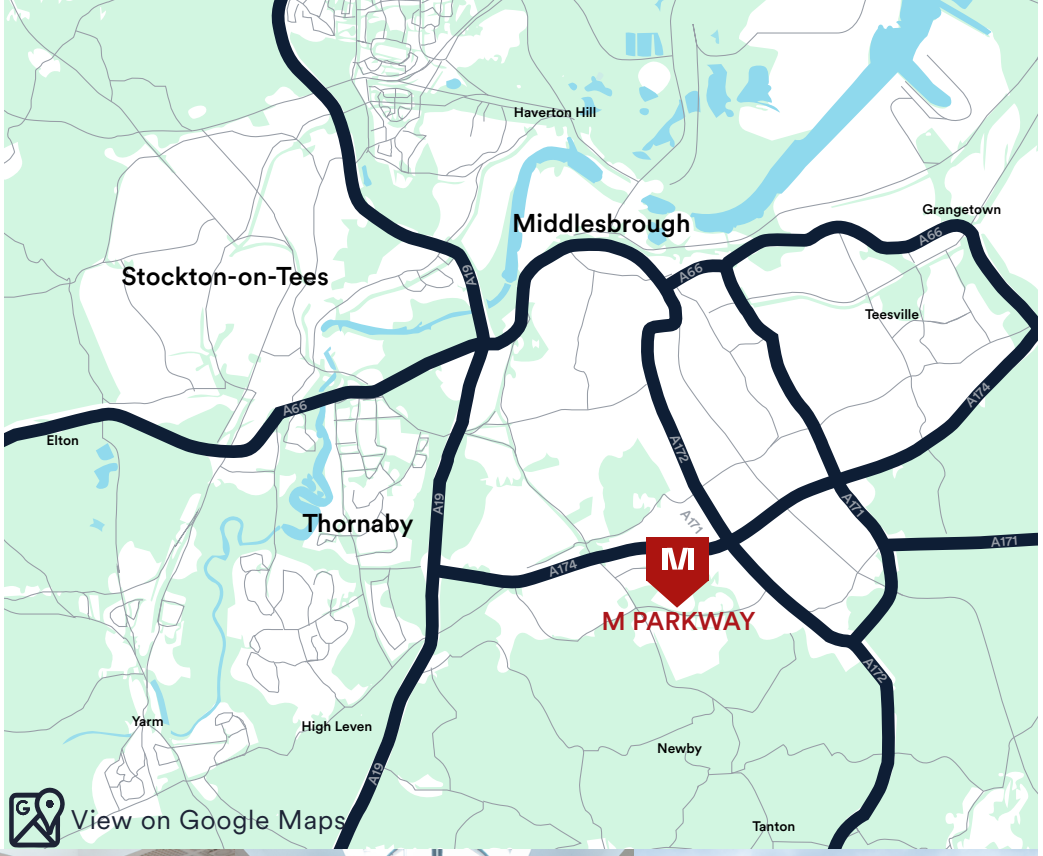
M Parkway is a vibrant high quality 'edge of town', supermarket anchored, community shopping centre at the heart of Coulby Newham. Constructed in 1985 the scheme provides total accommodation of 19,392 sq m (208,729 sq ft). Anchored by a Tesco Extra supermarket of 10,919 sq m (117,527 sq ft), the centre offers an additional 30 shop units totalling 8,464 sq m (91,102 sq ft), 6 of which are MSU's including Iceland, Peacocks, Poundland, Boyes, Pep&Co and Home Bargains.

LOCATION

Middlesbrough is one of the largest towns in the North East, situated close to the A19 and A66 corridors approximately 40 miles south of Newcastle. The town benefits from direct rail services to Manchester Airport (approximately 2 hours 30 minutes), Leeds (75 minutes) and Darlington (35 minutes), making it a well-connected regional centre.

The town's catchment draws from a broad urban and suburban hinterland across Teesside, including surrounding towns and villages that rely on Middlesbrough for major retail provision. Middlesbrough has seen ongoing regeneration and investment in recent years, with new residential and commercial development increasing the local population and driving demand for retail services.

Parkway Shopping Centre sits in the heart of Coulby Newham, directly accessible from the A174 and A19, with excellent pedestrian connectivity to the surrounding residential areas and local bus services.



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15-10-26 OCT26