



2.7m
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

Catchment area: Stockton South 52% & Middlesbrough 23%

M

PAVILION

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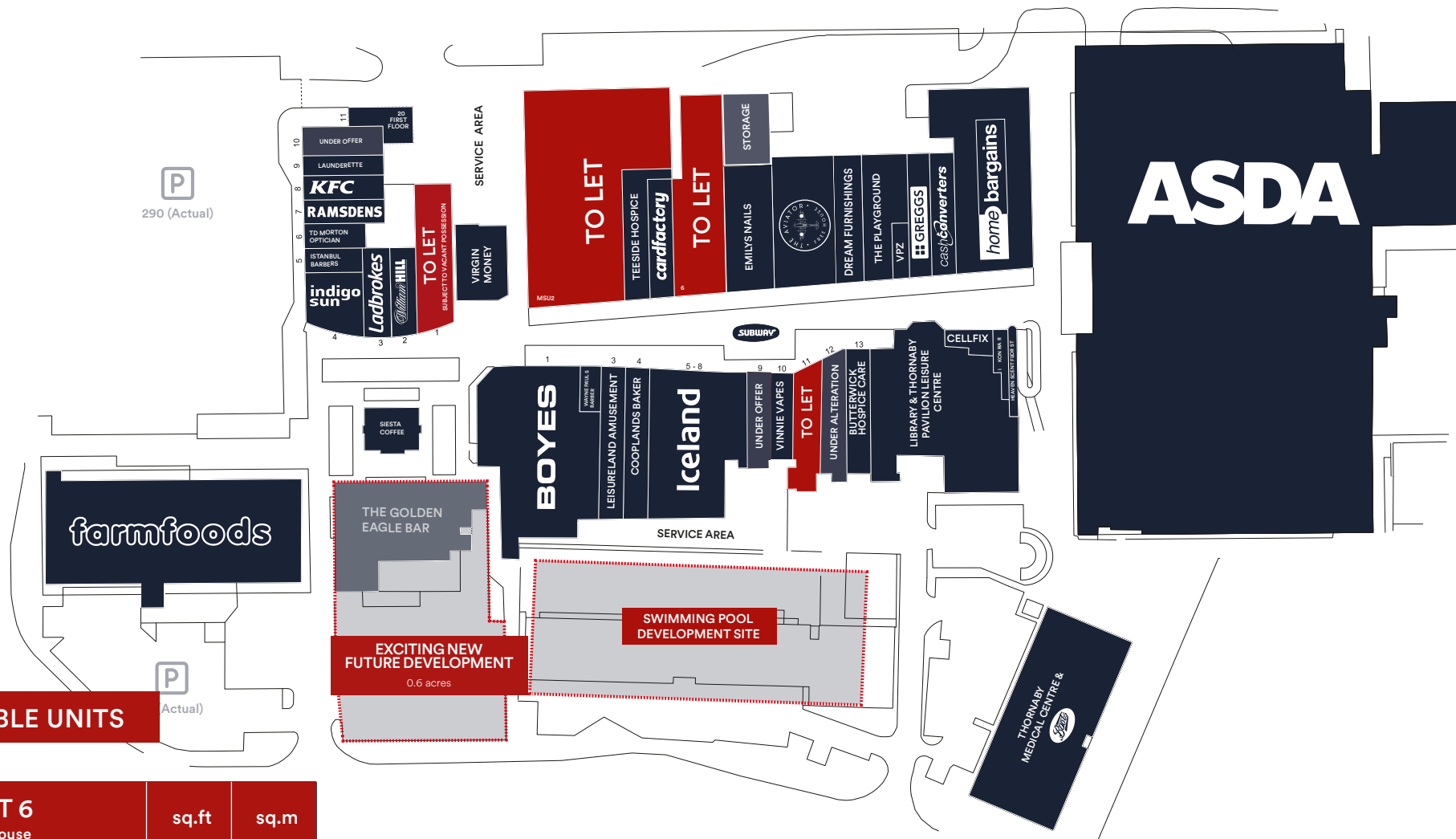
Pavilion Shopping Centre, Thornaby,
North Yorkshire, TS17 9FF

Occupiers Include

cardfactory Iceland

Poundland *Ladbrokes*

ASDA



AVAILABLE UNITS

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

UNIT 11 Wrightson House	sq.ft	sq.m
Ground Floor	1,146	107
RENT	£22,000	
RATEABLE VALUE	£13,250	
SERVICE CHARGE	£2,627.88	
EPC	tbc	

UNIT MSU2	sq.ft	sq.m
Ground Floor	16,257	1,510
First Floor	7,471	694
Total Floor	23,728	2,204
RENT	£125,000	
SERVICE CHARGE	£48,400	

Immediate viewing via
Centre Manager
07496 034418

M PAVILION



224,860 sq.ft

Total development



2.7m

2023 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, Bodycare, Greggs, Poundland, Card Factory, KFC and Iceland
- 2025 footfall in excess of 2.7 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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