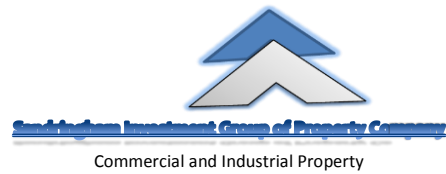


TO LET



OFFICES / STORAGE UNITS

Britannia House, 62 Brignell Road, Middlesbrough, TS2 1PS



- ✚ Easy access to A66 Road Link.
- ✚ 3 storey office storey office.
- ✚ Floor Area (GIA): 700 sq. ft to 4200 sq. ft.
- ✚ Onsite car parking and cycle stand.
- ✚ Easy flexible lease terms.
- ✚ Rent from £65.00 per week.

Full Description

The property comprises a purpose-built office accommodation located ideally near the major roads in and out of Middlesbrough. This business park is a mix of office and industrial units and is in close proximity to the town centre. Middlesbrough train station is within walking distance as is Middlesbrough bus station. Nearby occupiers include, Harkin Associates, Finance First, Fresh Step Recruitment, and Mobile Money Limited.

Location:

Fantastic office space located at Riverside Park is available for immediate occupation. The office space is newly decorated throughout with new carpets, suspended ceilings and male & female WC's. There is ample free parking and good access to the nearby motorways, town centre, train station and bus station.

Accommodation:

Office suites are available from **700 sq. ft. to 4,200 sq. ft.**

with rent from only £65 per week, for 700 sq. ft.

Services:

It is understood the site and premises benefit from all mains services, including gas, electric, water and drainage.

Business Rates

It is understood from the Local Rating Authority that the premises are at RV £500.00 or exempt if this is your only business premises.

All interested parties should contact the Local Authority to confirm these figures.

Tenure

The accommodation is available on a new FRI lease for a term of years to be agreed.

Energy Performance Certificate

Full details upon request.

Legal Costs

The ingoing tenant will be responsible for its own legal costs.

VAT and Costs

All prices, premiums and rents etc. Are quoted exclusive of VAT at the prevailing rate.

A full copy of EPC is available upon request from the landlord.

Subject to Contract.