

TO LET

Industrial Units

**Drake Court
Riverside Park Estate
Middlesbrough
TS2 1RS**



- Modern Industrial Units
- Popular Industrial Location
- Excellent Transport Links
- Sizes from: 225.88sq m (2,431 sq ft)
- Dedicated Parking
- Asking Rent: £4.30 per sq ft

LOCATION

The properties are located on Riverside Industrial Estate, one of the most popular commercial locations in the Teesside region. The estate lies to west of Middlesbrough town centre and has excellent transport links. The A66, which is accessed directly from the estate, provides access in turn to the A19 and A1.

DESCRIPTION

The properties provide terraced, industrial accommodation of steel portal frame construction with block-work and cladding infill walls. The roof has the benefit of translucent roof light panels and extends to a minimum eaves height of 4.5m. All the units have separated pedestrian and vehicular access through a roller shutter. Each unit also has their own dedicated parking and loading.

ACCOMMODATION

The units have the below Gross Internal Areas:

Unit 9: 227.96 sq m (2,454 sq ft)

Unit 10: 280.00 sq m (3,014 sq ft)

Unit 12: 225.81 sq m (2,431 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £4.30 per sq ft, per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessments currently appearing on the 2017 Valuation List are as follows: -

Unit 9: £8,600

Unit 10: £11,000

Unit 12: £8,900

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

Energy performance certificates have been commissioned and will be available as soon as possible.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.

Contact Kristian Sorensen on 0191 2697892 or

kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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