

PRELIMINARY DETAILS

WAREHOUSE UNIT

TO LET

GAVINBLACK
— & PARTNERS —



**1 BARTON ROAD, RIVERSIDE PARK,
MIDDLESBROUGH, TS2 1RX**

23,084 SQ FT

1.6 ACRES

CONTACT

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LOCATION

The property is prominently located within the established Riverside Park Industrial Estate next to the River Tees. The road links are superb as both the A19 north and south, and the A66 leading west, are only a short drive from the property. The property is also in close proximity to Middlesbrough train station.

DESCRIPTION

The property comprises a warehouse of steel portal frame construction with insulated clad walls and roof incorporating sodium lighting. The warehouse includes a mezzanine area with a concrete floor. The warehouse has a minimum eaves height of 4.7m and a maximum of 8.06m. There is an electric roller shutter door together with external security lighting, alarms and CCTV.

The premises have an office and trade counter with LED light fittings plus male/female and disabled WCs.

Externally there is staff and visitor car parking to accommodate approximately 37 cars.

ACCOMMODATION

The property has the following approximate gross internal areas:

	Sq Ft	Sq M
Warehouse	16,607	1,542.86
Mezzanine	6,477	601.77
Warehouse Sub - Total	23,084	2,144.63
Offices	5,003	464.81

TERM

A new lease for a term by arrangement.

RENT

£100,000 per annum exclusive of rates.

EPC

The property has been assessed with an EPC Rating of C-72.

RATING ASSESSMENT

According to the Valuation Office Agency website the property has the following rateable value:

Rateable Value (2017 List): £58,000

The current rate in the £ is 50.4p.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with Gavin Black & Partners.