

# TO LET

## PROPERTY SUMMARY

- Modern office building
- Prominent location on Riverside Park Road.
- 3,168 sq. ft for offices.
- May split into two self contained suites.

## Modern Office Accommodation

Stephenson House, High Force Road, Riverside Park, Middlesbrough,  
TS2 1RH



**Dodds Brown**  
Chartered Surveyors and Property Consultants

Location

The property is situated on the corner of Startforth Road adjacent to Handelsbanken off Riverside Park Road, being the main road through Riverside Park.

Riverside Park is Middlesbrough’s largest industrial business park and is strategically positioned immediately next to the A66 dual carriageway which provides excellent access to the wider Teesside area and A19 main trunk road approximately half a mile to the west. The A19 connects with Yorkshire to the south, Tyne & Wear conurbation to the north and the A1(M) via A66 approximately 12 miles to the west.

Riverside Park is approximately 1 mile to the north of Middlesbrough Town Centre and is accessed via the A66.

Description

The property comprises a modern detached two-storey office building of traditional construction under a pitched and hipped roof. The property is externally brick clad to eaves.

Internally, the offices are accessed an entrance foyer leading to ground and first floor open plan offices with conference / training rooms and staff facilities on each floor. The property also has separate toilet and shower facilities on each floor. The accommodation is fitted out to a good, modern specification has the benefit of comfort cooling.

Externally there are dedicated, surfaced car parking spaces.

Accommodation

Floor	m²	ft²
Ground floor	294.4	3,168
<b>TOTAL NIA</b>	<b>294.4</b>	<b>3,168</b>

Rates

The valuation office website shows a 2017 rateable value of £29,000 per annum for the whole building. These are waiting to be split into two separate assessments. Estimated rates payable is approx. £7,200.

The current UBR (Uniform Business Rate) is 47.9 pence in the pound for the 2017-2018 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

Terms

The accommodation is available to let for a term of years to be agreed on a new full repairing and insuring lease.

Please contact us to discuss your requirements.

EPC

The building has an energy assessment rating of D (78). A full copy of the EPC is available upon request.



VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Further Information

Strictly through the Sole Agents Dodds Brown.

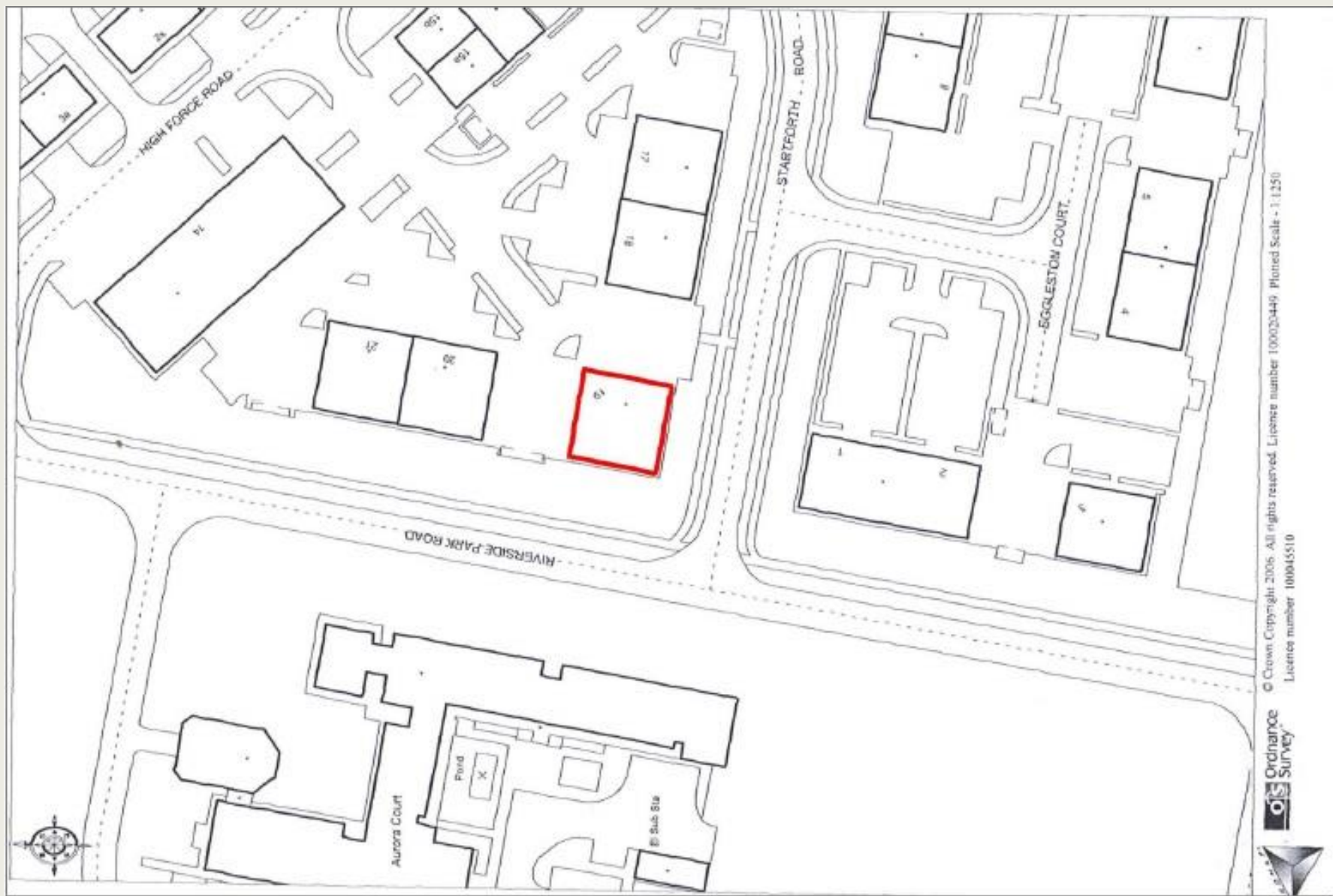
**Dodds Brown**  
**01642 244 130**  
www.doddsbrown.co.uk

Stephen Brown  
01642 244130  
07973 732 260  
s.brown@doddsbrown.co.uk





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## Stephenson House, High Force Road, Riverside Park, Middlesbrough, TS2 1RH

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