



TO LET

COLLINGWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH TS2 1RP



- **Established estate within close proximity to Middlesbrough town centre**
- **Great access to the A66 providing links to the A19 and A1(M)**
- **Security fencing with tenant controlled access gates**
- **Kitchen facilities in all units**
- **Adjoining units can be combined (subject to availability)**

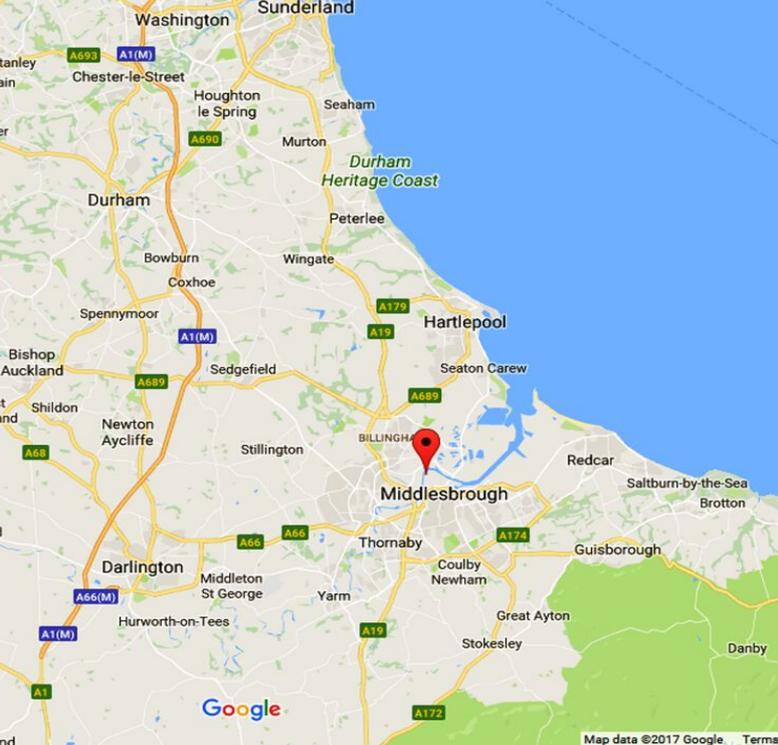
WORKSHOP / INDUSTRIAL UNITS

672 - 4,093 sq ft (62 - 380 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A66	1.6	4	Car
A19	2.3	5	Car
Middlesbrough Town Centre	1.4	4	Car

Source: theAA.com

COLLINGWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH



LOCATION

Collingwood Court is situated on the well established Riverside Park Industrial Estate which is located approximately 1 mile north west of Middlesbrough town centre and within easy reach of all town centre amenities which includes links to the regional rail network. Collingwood Court is accessed off Riverside Park Road which is easily accessed from the A66 which provides an excellent link to both the A19 and A1(M).

DESCRIPTION

Each unit can be accessed via an industrial sectional loading door and a separate steel personnel door. All units come with a small kitchenette, WC facilities, 3 Phase electricity supply and mains water. The units are of steel framed construction with elevations in brick/blockwork and insulated composite cladding panels.

SPECIFICATION

- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- Insulated cladding external walls with blockwork inner walls
- Loading doors 2.7m (w) by 3.0m (h)
- 3 Phase electricity supply
- WC and kitchenette facilities
- 2.4m steel palisade fencing with tenant controlled access gates

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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