

TO LET

PROPERTY SUMMARY

- Personnel and loading doors
- Mobile security patrols
- Various unit sizes available
- Available on a flexible tenancy

Forest Grove
Business Park

Modern Industrial Units

Forest Grove Business Park, Riverside Park, Middlesbrough, TS2 1QA



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Forest Grove is situated in a prominent position within Riverside Park and is accessed off Riverside Park Road.

Riverside Park is Middlesbrough's principal mixed business park and is home to both office and industrial occupiers with international, national and local occupiers being represented.



Description

The estate is laid out into four different courts – Cairn, Carrick, Copeland and Redesdale. A wide range of units are available ranging from 675 sq. ft. – 3,777 sq.ft. Please see attached schedule for current availability and prices.

All units are well specified and in fact provide the most comprehensive specification and security facilities within Riverside Park.

- Personnel and loading doors
- Security shutters
- Alarms
- Mobile security patrols
- Gas, water and electricity supplies.

Rates

The current UBR (Uniform Business Rate) is 49.0 pence in the pound for the 2016-2017 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

Terms

The units are available on a flexible tenancy agreement with an initial 3 year term. Rent payable monthly in advance.

The tenant is responsible for internal repairs and decorations, together with doors and windows. Three months notice only to vacate required at any time.

A rental deposit will be collected by the landlords. The deposit will be refunded on vacations of the premises, provided that the tenant has complied with the terms of the tenancy agreement



VAT

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

Legal Costs

The ingoing tenant will be responsible for our client's reasonable legal costs in connection with the transaction

Further Information

Strictly through the Joint Agents Dodds Brown.



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