



TO LET

HARWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH TS2 1PU



- **Established estate within close proximity to Middlesbrough town centre**
- **Great access to the A66 providing links to the A19 and A1(M)**
- **Fully fenced estate with tenant controlled security gates**
- **Spacious forecourts**
- **Adjoining units can be combined (subject to availability)**

WORKSHOP / INDUSTRIAL UNITS

474 - 2,444 s ft (44 - 227 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A66	1.2	5	Car
A19	2.8	7	Car
Middlesbrough Town Centre	1.1	3	Car

Source: theAA.com

HARWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH



LOCATION

Harwood 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. Harwood 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

Harwood Court comprises of 35 units in 5 terraced blocks with forecourt access and car parking. The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels. The roofs are pitched with translucent roof lights.

SPECIFICATION

- Mono pitched roof incorporating translucent rooflight panels
- Units 12-17 & 26-31 have loading doors 3.6m (w) by 4.2m (h)
- Units 1-11, 18-25 & 32-36 have bi-folding doors
- 3 Phase electricity supply
- WC and hand washing 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



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. July 2023. Designed and produced by Creativeworld Tel: 01282 858200.