



TO LET

FULLY FITTED OFFICES
182.2 - 4,024.52 Sq Ft

- On site parking
- Whole first floor available

Dinsdale House, Riverside Park Road, Middlesbrough, TS2 1UT

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Dodds Brown
Chartered Surveyors and Property Consultants

DINSDALE HOUSE, RIVERSIDE PARK ROAD,
MIDDLESBROUGH, TS2 1UT

Location

Dinsdale House is located adjacent to AV Dawson's Port of Middlesbrough facility at Riverside Park (portofmiddlesbrough.com)

The building has its own dedicated car park accessed directly off Riverside Park Road, which connects the estate to the A66 / A19 road network.

Middlesbrough town centre is just a short drive away offering a wide range of retail, dining and professional services.

Description

Dinsdale House is a purpose-built office building and is arranged over three floors, offering flexible open-plan layouts with abundant natural light through large double-glazed windows.

The entrance is sheltered by a glass canopy while the on-site car park provides ample parking for staff and visitors.

The offices have male and female toilets, kitchen and shower facilities.

The offices are fully fitted with carpets, suspended ceiling and LED lighting. Heating is provided by radiators, ventilation is provided by openable windows.

Accommodation

	Sq Ft	Sq M
Ground floor room 8	482.54	44.83
Ground floor room 7	228.57	21.23
Ground floor room 9	182.2	16.93
First floor	4,024	373.83
TOTAL	4,024.52	373.88

Business Rates

The valuation office website shows the following rateable values

Room 7 and 8 -£5,200
Room 9 - £1,850
First floor - £23,750

Small businesses should be able to claim 100% Small Business Rates Relief.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026. Enquiries regarding the exact amount payable should be directed to Middlesbrough Council on 01642 726007.

Terms

Available on flexible easy in, easy out tenure. £18.00 per square foot all inclusive.

Packages tailored to suit occupiers requirements

Utility costs will be recharged based on meter readings.

Service Charge

A service charge will be payable

Energy Performance Certificate

The building has an Energy Performance rating of C(60).

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.

Additional Information

Rent

£18.00 Per Sq Ft

Legal Costs

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

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

Richard Wilson
07894256309
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