

**COLLINGWOOD COURT  
RIVERSIDE PARK INDUSTRIAL ESTATE  
MIDDLESBROUGH**

<u>Unit</u>	<u>Size</u>		<u>Rental</u>	<u>Lease Terms</u>	<u>Rateable Value</u>	<u>Availability</u>	<u>EPC Rating</u>
	sq m	sq ft	(exc VAT)				
38	63.9 m <sup>2</sup>	(688 ft <sup>2</sup> )	£506 pm	3 yr Tenancy	£3,600	Reserved	B (36)
42	63.9 m <sup>2</sup>	(688 ft <sup>2</sup> )	£506 pm	3 yr Tenancy	£3,550	May 24 *	B (42)
5	126.5 m <sup>2</sup>	(1,362 ft <sup>2</sup> )	£886 pm	3 yr Tenancy	£5,900	May 24 *	B (32)
21	126.5 m <sup>2</sup>	(1,362 ft <sup>2</sup> )	£886 pm	3 yr Tenancy	£5,800	Oct-24 *	TBC
22	126.5 m <sup>2</sup>	(1,362 ft <sup>2</sup> )	£886 pm	3 yr Tenancy	£5,900	Interest *	TBC

\* Subject to surrender of existing tenancy agreement

Rent quoted includes service charge and buildings insurance

**NB: 3 year Tenancy Agreements incorporate annual break options.**

**A variety of alternative tenancy/leasing options and prices are available upon request.**

**For further information or to arrange a viewing please contact Northern Trust  
on 0191 221 1999 or email : [DavidLee@northerntrust.co.uk](mailto:DavidLee@northerntrust.co.uk)**

SUBJECT TO CONTRACT  
02 April 2024