

**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)				
29	62.5 m ²	(672 ft ²)	POA	3 yr Tenancy	£3,450	Now	B (34)
31	64.0 m ²	(688 ft ²)	POA	3 yr Tenancy	£3,450	Now	B (34)
36	64.0 m ²	(688 ft ²)	POA	3 yr Tenancy	£3,600	Now	B (36)
2	127.0 m ²	(1,362 ft ²)	POA	3 yr Tenancy	£5,700	Jun-25	B (31)
13	257.0 m ²	(2,762 ft ²)	POA	3 yr Tenancy	£10,000	Jan-26	B (30)

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 : EdMoore@northerntrust.co.uk**

SUBJECT TO CONTRACT
01 June 2025