

HARWOOD COURT RIVERSIDE PARK INDUSTRIAL ESTATE MIDDLESBROUGH

| <u>Unit</u> | <u>Size</u> | | <u>Rental</u> (exc. VAT) | <u>Lease</u> <u>Terms</u> | <u>Rateable</u> <u>Value</u> | <u>Availability</u> | <u>EPC</u> <u>Rating</u> |
|-------------|----------------------|--------------------------|-----------------------------|------------------------------|---------------------------------|---------------------|-----------------------------|
| | sq m | sq ft | | | | | |
| 22 | 88.1 m ² | (947 ft ²) | POA | 3 yr Tenancy | £4,650 | Now * | A (21) |
| 31 | 148.0 m ² | (1,593 ft ²) | POA | 3 yr Tenancy | £6,800 | Now | A (24) |
| 26 | 227.0 m ² | (2,441 ft ²) | POA | 3 yr Tenancy | £9,000 | Reserved | A (25) |

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
03 March 2025