

# **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 <sup>2</sup>	(947 ft <sup>2</sup> )	POA	3 yr Tenancy	£4,650	Now	A (21)
31	148.0 m <sup>2</sup>	(1,593 ft <sup>2</sup> )	POA	3 yr Tenancy	£6,800	Now	A (24)
26	227.0 m <sup>2</sup>	(2,441 ft <sup>2</sup> )	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](mailto:EdMoore@northerntrust.co.uk)**

**SUBJECT TO CONTRACT**  
**01 July 2025**