



TO LET

INDUSTRIAL UNIT WITH CRANE

1 Trident Business Centre, Startforth Road, Riverside Park, Middlesbrough TS2 1PY

- Established Business Park Location
- Ancillary Offices
- Travelling Crane (3.2 Tonnes)
- Good Access to A66 / A19
- **Approx. 1,029 sq m (11,077 sq ft)**

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Connect Property North East

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LOCATION

Trident Business Centre is located on Startforth Road within Riverside Park, one of the town's established industrial locations. The estate benefits from good road access to the A66 via a link road to the Newport roundabout. Nearby occupiers include AV Dawson, Bulkhaul and Mammoet.

DESCRIPTION

An end terraced industrial unit of steel portal frame construction with elevations of brick and block with profile metal sheeting above under a dual pitched profile metal sheet roof incorporating translucent skylights.

Internally the unit benefits from a solid concrete floor, a minimum eaves height of 4.9m and a roller shutter door 5.0m wide by 4.8m high. There are integral offices with appropriate welfare facilities at ground floor level and a mezzanine storage area above.

ACCOMMODATION

The property has the following approximate gross internal area:-

Floor Area			Sq m	Sq ft
Ground Floor	Industrial	Warehouse	926	9,968
Ground Floor Offices / Welfare			103	1,109
Total Ground Floor			1,029	11,077

TERMS

Available To Let by way of a new lease at a rental of £63,500 per annum plus vat

BUSINESS RATES

We understand from the Valuation Office Agency website the property is assessed in the 2023 Rating List as follows:

Factory & Premises Rateable Value: £35,750.

Interested parties should make their own enquiries with the Local Rating Authority, Middlesbrough Council on 01642 245432 to ascertain the precise rates payable.

VAT

All prices quoted are deemed to be exclusive of VAT.

EPC

The property is rated within Band C-75.

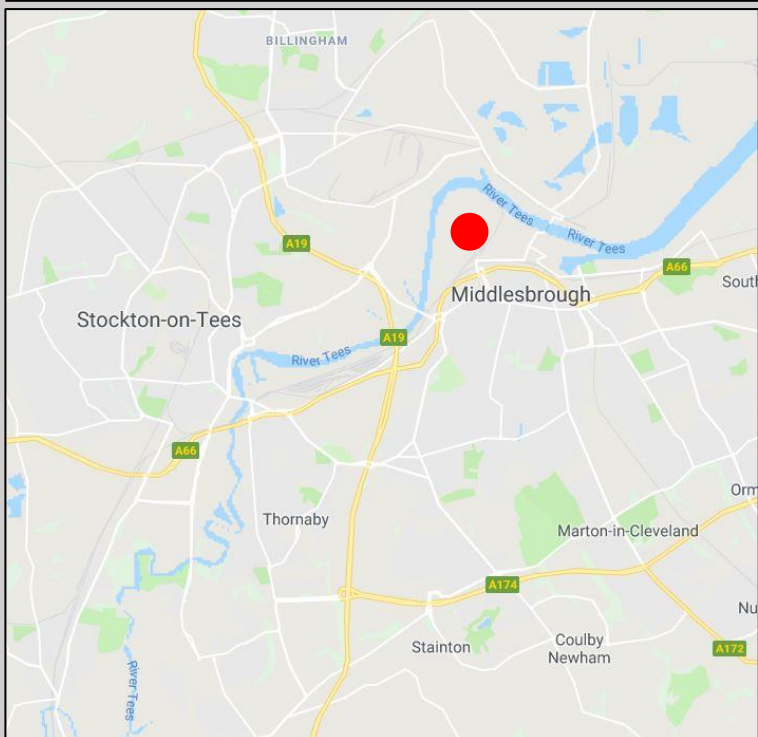
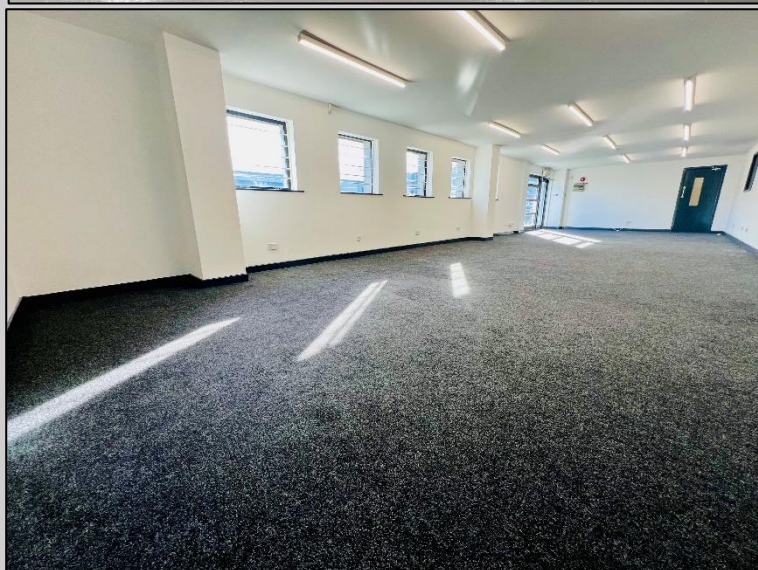
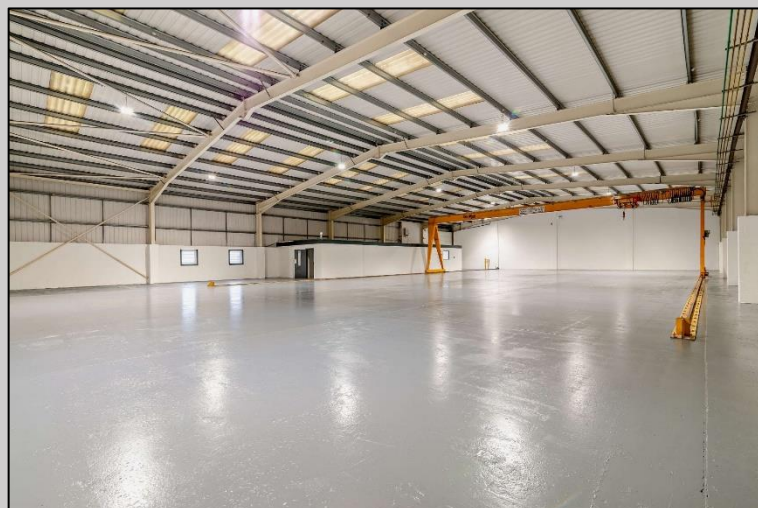
A copy of the EPC is available upon request.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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