

TO LET

Workshop Unit

Brighthouse Business Village, Riverside Park, Middlesbrough TS2 1RT

- Unit 2G -Approximately 87 sq m (936 sq ft)
- Modern Hybrid Workshop Unit
- 3 Phase Electricity
- Roller Shutter Access Door

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LOCATION

Brighouse Business Village is located on the well established Riverside Park Industrial Estate fronting Riverside Road and, approximately 1 mile north of Middlesbrough Town Centre. The premises have good access to Middlesbrough's primary Link Road, the A66, facilitating good communications throughout the region.

DESCRIPTION

The premises are of steel frame construction with brick and blockwork elevations under a pitched metal decked roof.

There is a service charge currently running to deal with the common parts:

- Landscaping and Gardening
- CCTV (24 hour monitoring)
- Gutter Clearance
- Litter Picking
- Minor Roof Repairs
- Drain Clearing/jetting
- Roadway and Path Maintenance

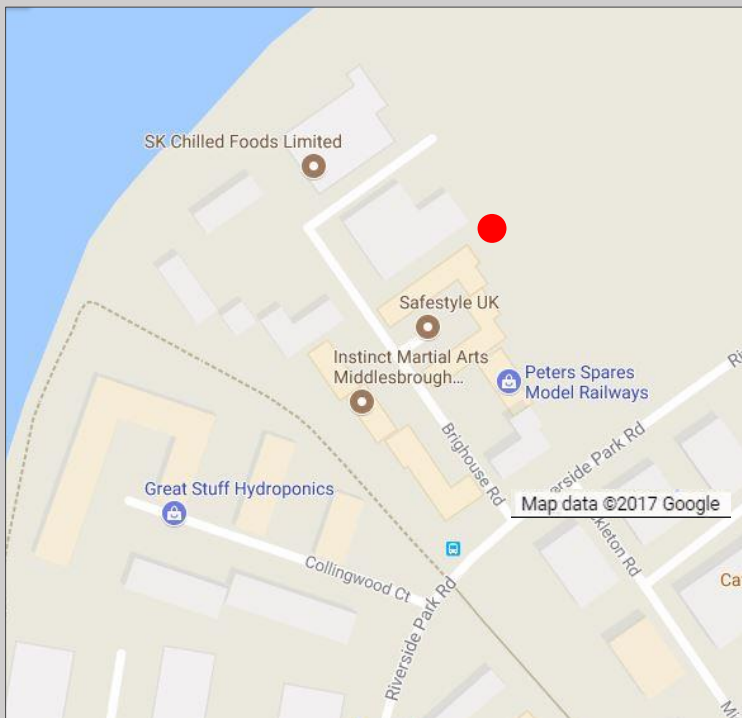
Further information on costs is available upon application.

TERMS

The premises are available by way of a new effective full repairing and insuring lease at £7,500 per annum exclusive.

SERVICE CHARGE

Approximately £380.15 per annum



RATES

The property has an RV of £4,700. We understand that the unit qualifies for small business rates relief, however we advise that interested parties contact the Local Rating Authority directly to confirm.

INSURANCE

£235.60 per annum

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon application.

VIEWING

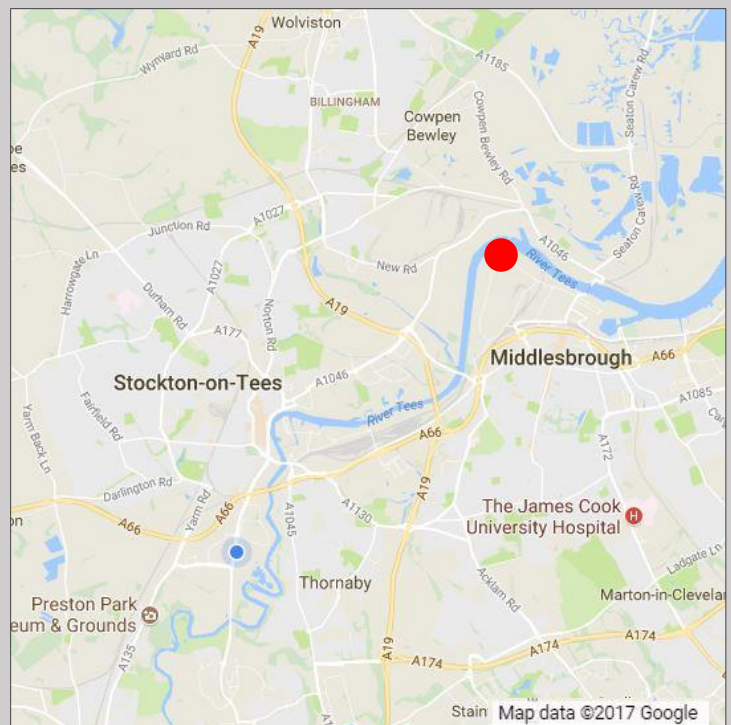
Strictly through the agents Connect Property North East:

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