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INDUSTRIAL

Harwood Court, Riverside Park, MIDDLESBROUGH



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INDUSTRIAL



- 3 PHASE ELECTRICITY SUPPLY
- MAINS WATER
- WC FACILITIES
- STEEL BIFOLDING LOADING DOORS TO UNITS OF 44 - 88 sq m
- INSULATED SECTIONAL LOADING DOORS TO UNITS OF 148 - 224 sq m
- SECURITY FENCING WITH TENANT CONTROLLED ACCESS GATES
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)



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TO LET

SIZES FROM

474 - 2411 sq ft

44 - 224 sq m

Over 200 locations throughout the Midlands and the North



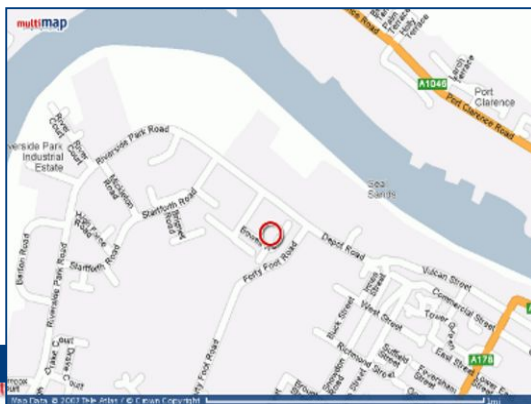
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Location

Harwood Court is situated off Bowes Road adjacent to Forty Foot Road and Riverside Park Road, approximately 1 mile north west of the town centre.

Riverside Park Road leads to the A66 and in turn to the A19 north and south.



Description

Harwood Court comprises of 35 units in 5 terraced blocks with forecourt access and car parking. The units are of steel framed construction with elevations in brick/blockwork and insulated, profiled metal cladding panels. The roofs are pitched with translucent rooflights.

Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- Tenant responsible for payment of rates and utility charges

Rent

Rent on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East or the joint agent Dodds Brown on 01642 244130.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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