

 TS2 1RP

INDUSTRIAL

Collingwood Court, Riverside Park, MIDDLESBROUGH


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INDUSTRIAL



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- INSULATED SECTIONAL LOADING DOORS
- SECURITY FENCING & CCTV
- ADJOINING UNITS CAN BE COMBINED (SUBJECT TO AVAILABILITY)

INCENTIVES AVAILABLE

Limited Period Only

 INDUSTRIAL

TO LET

SIZES FROM

672 - 4093 sq ft

62 - 380 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

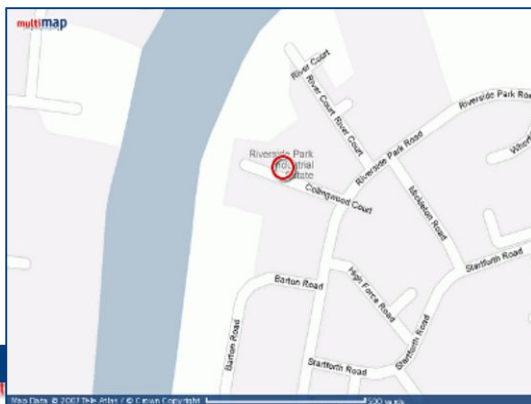
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Location

Collingwood Court is situated off Riverside Park Road, approximately 1 mile north west of the town centre.

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



Description

49 modern units in 5 terraced blocks each with forecourt access and car parking. The units are of steel framed construction with elevations in brick/blockwork and insulated composite cladding panels. Access is via up and over loading door and separate steel personnel door.

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.

INDUSTRIAL

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