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TO LET COLLINGWOOD COURT

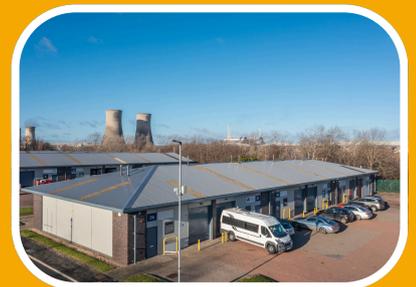
RIVERSIDE PARK, MIDDLESBROUGH TS2 1RP

WORKSHOP / INDUSTRIAL UNITS

672 - 4,093 sq ft (62 - 380 sq m)

KEY FEATURES

- Established estate within close proximity to Middlesbrough town centre
- Great access to the A66 providing links to the A19 and A1(M)
- Security fencing with tenant controlled access gates
- Kitchen facilities in all units
- Adjoining units can be combined (subject to availability)



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COLLINGWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH TS2 1RP



LOCATION

Collingwood Court is situated on the well established Riverside Park Industrial Estate, located approximately 1 mile North West of Middlesbrough town centre and within easy reach of all town centre amenities which includes links to the regional rail network. Collingwood Court is accessed off Riverside Park Road and is easily accessed from the A66 which provides an excellent link to both the A19 and A1(M).

WORKSHOP / INDUSTRIAL UNITS
672 - 4,093 sq ft (62 - 380 sq m)

DESCRIPTION

Each unit can be accessed via an industrial sectional loading door and a separate steel personnel door. All units come with a small kitchenette, WC facilities, 3 Phase electricity supply and mains water. The units are of steel framed construction with elevations in brick/blockwork and insulated composite cladding panels.

SPECIFICATION

- Insulated profile metal clad dual pitched roof incorporating translucent rooflight panels
- Insulated cladding external walls with blockwork inner walls
- Loading doors 2.7m (w) x 3.0m (h)
- 3 Phase electricity supply
- WC and kitchenette facilities
- 2.4m steel palisade fencing with tenant controlled access gates

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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