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# TO LET HARWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH TS2 1PU

## WORKSHOP / INDUSTRIAL UNITS

474 - 2,444 sq ft (44 - 227 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)
- Fully fenced estate with tenant controlled security gates
- Spacious forecourts
- Adjoining units can be combined (subject to availability)



## CONTACT US:

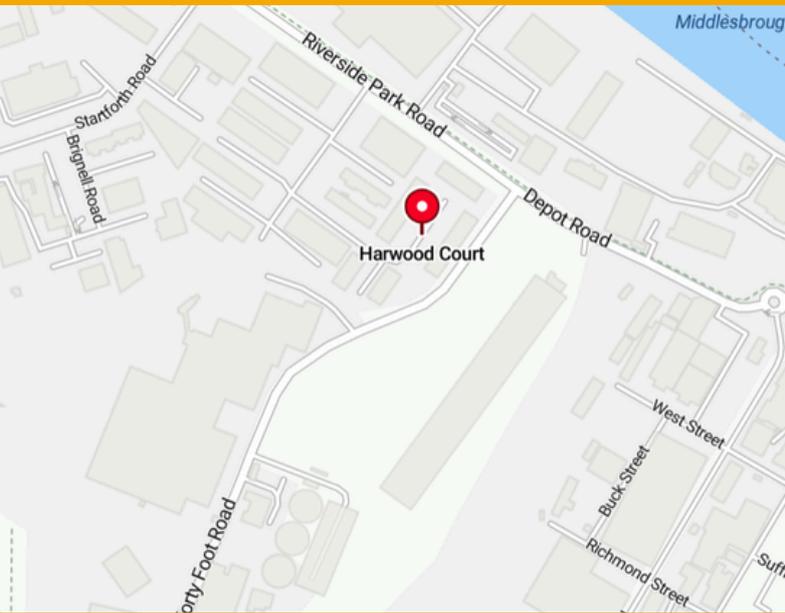
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# HARWOOD COURT

## RIVERSIDE PARK, MIDDLESBROUGH TS2 1PU



### LOCATION

Harwood 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 including links to the regional rail network. Harwood Court is accessed off Riverside Park Road which is easily accessed from the A66 providing an excellent link to both the A19 and A1(M).

**WORKSHOP / INDUSTRIAL UNITS**  
**474 - 2,444 sq ft (44 - 227 sq m)**

### 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 roof lights.

### SPECIFICATION

- Mono pitched roof incorporating translucent roof light panels
- Units 12-17 & 26-31 have loading doors 3.6m (w) x 4.2m (h)
- Units 1-11, 18-25 & 32-36 have bi-folding doors
- 3 Phase electricity supply
- WC and hand washing facilities
- 2.4m steel palisade fencing with tenant controlled access gates



### 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

### EPC

Individual EPC certificates available on request.



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