



**TO LET**

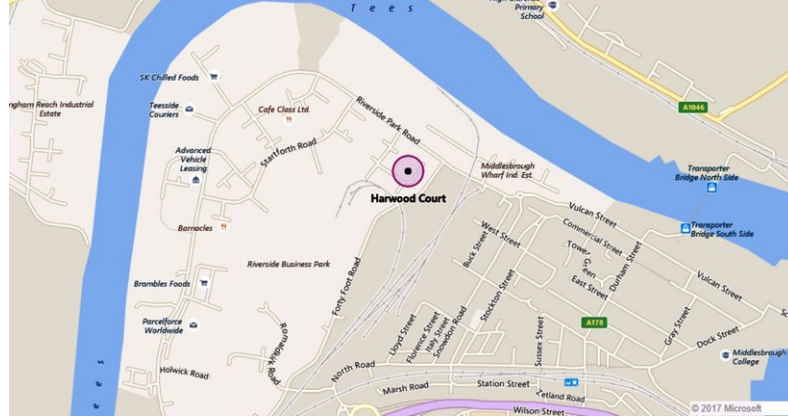
# HARWOOD COURT

RIVERSIDE PARK, MIDDLESBROUGH, TS2 1PU



- 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)

**WORKSHOP / INDUSTRIAL UNITS**  
**474 - 2,444 sqft (44 - 227 sqm)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A66	1.2	5	Car
A19	2.8	7	Car
Middlesbrough Town Centre	1.1	3	Car

Source: theAA.com

# HARWOOD COURT

## RIVERSIDE PARK, MIDDLESBROUGH



### LOCATION

Harwood Court is situated on the well established Riverside Park Industrial Estate which is 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. Harwood Court is accessed off Riverside Park Road which is easily accessed from the A66 which provides an excellent link to both the A19 and A1(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 rooflight panels.
- Loading doors 3.6m (w) x 4.2m (h) (Units 12-17 & 26-31).
- Bi-folding doors to Units 1-11, 18-25 & 32-36.
- 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 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 VAT, rates and utility charges

### EPC

The properties have Energy Performance ratings from Band B(41) to Band E(125). The Certificates and Reports can be made available upon request.

### VIEWING / FURTHER INFO

Please contact the agents to arrange a viewing or for further information.



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