

RIVER COURT

BRIGHOUSE ROAD RIVERSIDE PARK

Middlesbrough TS2 1RT



TO LET

MODERN OFFICE SUITES 88.30 sq m (950 sq ft) to 498.14 sq m (5,360 sq ft)

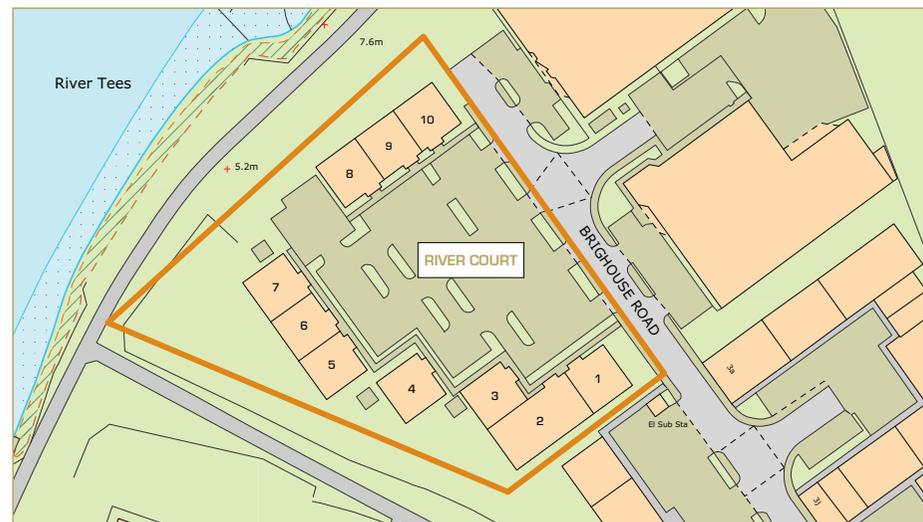
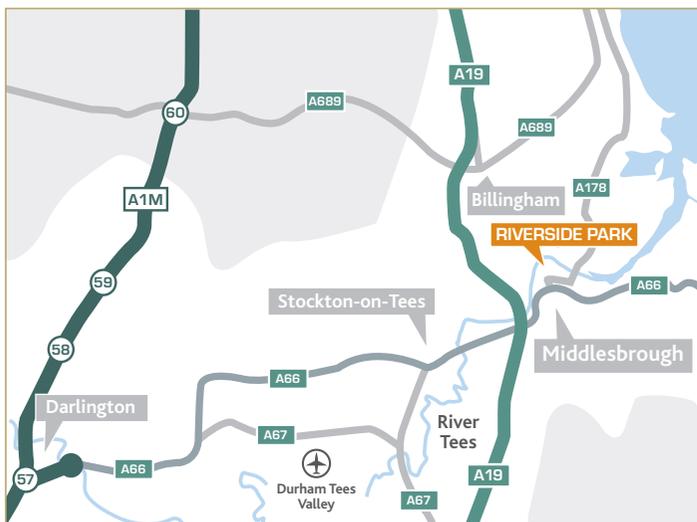
Recently installed high speed broadband available (download speeds of up to 350 mb)

FOR A VIRTUAL TOUR OF THE DEVELOPMENT VISIT: www.360pix.co.uk/tours/landteam/rivercourt

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LOCATION

The office suites are located in an attractive landscaped courtyard alongside the River Tees in this established business location. River Court tenants include Safestyle UK, Rainham Industrial Services Ltd, SK Chilled Foods Ltd, DCS & D Ltd, Johnson Partners Ltd, DJR Smith Ltd, AD Network Solutions Ltd and AVIT Training Ltd.

The estate is ideally positioned for access to the local, regional and national road networks via the A66 dual carriageway.

The TR2 bus service runs through Riverside Park from Middlesbrough bus station stopping at Collingwood Court on Riverside Park Road.

DESCRIPTION

The premises benefit from the following features:

- High speed broadband available with download speeds of up to 350 mb via Virgin Media (further details available upon request)
- Gas central heating
- Double glazing
- Suspended ceilings
- Male and female WC's
- Car parking ratio of 1:300 sq ft

ACCOMMODATION / TERMS

The approximate net internal floor areas are detailed on the attached schedule, together with the quoting rents. The suites are available on flexible lease terms to accommodate specific tenant requirements.

RATING

The current rateable values for the suites are provided on the attached schedule. Interested parties should make their own enquiries to Middlesbrough Council with regards to rates payable and eligibility for Small Business Rates Relief (SBRR).

Tel: 01642 726 007

SERVICE CHARGE

A nominal service charge is payable to cover the upkeep and maintenance of the courtyard and common areas.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

All vacant units hold a Grade 'C' EPC rating. Individual assessments can be provided on request.

VIEWING

Strictly by appointment with the joint agents.

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