



**Lambert
Smith
Hampton**

0191 232 6291

To Let

(By way of an assignment or sub lease)

Industrial/Warehouse Unit

Unit 1 Trident Business Centre, Startforth Road, Riverside Park, Middlesbrough, TS2 1PY

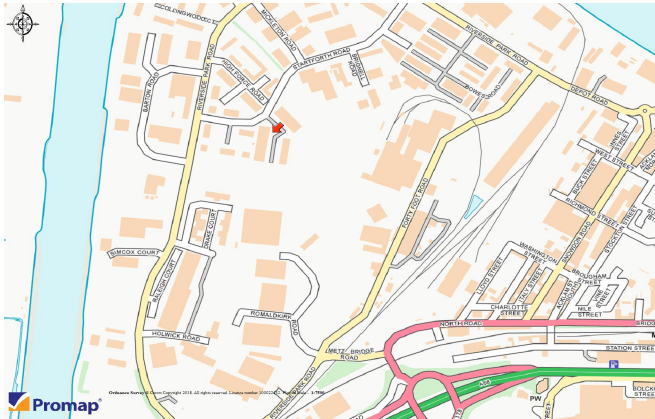


- 1,031 Sq M (11,098 Sq Ft)
- Plus travelling crane
- Established business park location
- Good access to A66 and A19

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

Location



The unit is located within a courtyard off Startforth Road within Riverside Park, one of the town's established industrial locations. The estate benefits from good road access to the A66 via a link road to the Newport roundabout. Nearby occupiers include AV Dawson, Bulkhaul and Mammoet.

Description

An end terraced industrial unit of steel portal frame construction with elevations of brick and block with profile metal sheeting above under a dual pitched profile metal sheet roof incorporating translucent skylights.

Internally the unit benefits from a solid concrete floor, a minimum eaves height of 4.9m and a roller shutter door 5.0m wide by 4.8m high. There are integral offices with appropriate welfare facilities at ground floor level and a mezzanine storage area above.

Accommodation

The unit has the following approximate principal gross internal floor areas:-

Floor Area	Sq M	Sq Ft
Ground Floor Industrial/Warehouse	857.24	9,228
Ground Floor Offices/Welfare	173.76	1,870
Total Ground Floor	1,031	11,098
Mezzanine Stores	173.76	1,870

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

We understand from the Valuation Office Agency website the property is assessed in the 2017 Rating List as follows:-

Factory & Premises

Rateable Value: £34,500

Interested parties should make their own enquiries with the Local Rating Authority, Middlesbrough Council on 01642 245432 to ascertain the precise rates payable.

Terms

The premises are available by way of an assignment of a six year lease from 2017 which is drafted on an effective Full Repairing and Insuring terms. There is provision for a tenant's option to break the lease at the end of the third year. Alternatively consideration will be given to granting a sub lease. There is no provision for rent review within the agreement.

Energy Performance Certificate (EPC)

The property is rated within Band C-75. A copy of the EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright

Lambert Smith Hampton

0191 338 8320

awright@lsh.co.uk

17th May 2018

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