



The Coach House, Snowdon Rd, Middlesbrough, TS2 1LP

Industrial Unit To Let in Middlesbrough

- Unique “US Retro” style Kitchen facility
- Dual aspect loading doors
- Excellent alternative opportunities (subject to planning)
- 3 Phase electricity supply
- Security fencing & CCTV
- [///edge.cover.fields](http://edge.cover.fields)

Summary

Available Size	4,983 sq ft
Rent	£29,000 per annum
Business Rates	N/A
Car Parking	N/A
EPC Rating	Upon enquiry

Description

The estate offers a good range of local amenities with Middlesbrough town centre located less than a mile away; with an abundance of retail outlets, shops and eateries. Teesside Park is conveniently situated just off the A66, only 3 miles from the estate. The unit is also situation next door to one of Greggs busiest trade park units in the Tees Valley, so great for ease for staff and visitors. The Coach House totals 4,983 sq ft comprises of a large open plan space, with staff/customer facilities at first floor overlooking the workshop. The unit is of uniform construction with steel portal frames underneath pitched profile sheet clad roofs, with part facing brick and profile sheet clad elevations. This unit has a single up and over loading door of 4.5m height and an unusual docking bay level entrance to the side with large double glazed entrance doorway.

Externally the unit is set within a mixed industrial court yard, benefiting from a good parking ratio and circulation as well as further outside storage space. The site is secured by palisade gate and high brick-built perimeter secure walls.

Location

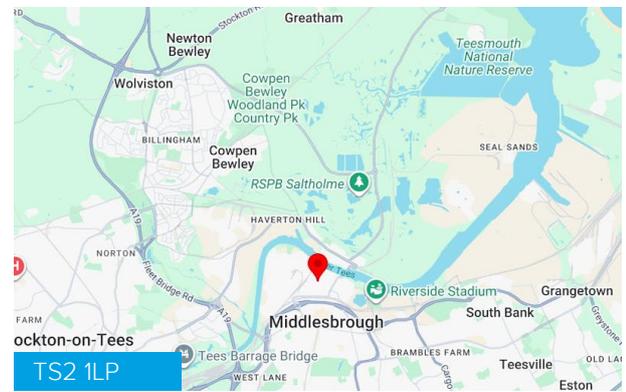
The Coach House is situated within the well-established Riverside Park/Middlehaven Industrial Estates, which lie on the south bank of the River Tees, approximately half a mile north of Middlesbrough town centre. Middlesbrough is located on the east coast and is situated approximately 39 miles south of Newcastle upon Tyne, 15.5 miles east of Darlington and 49 miles north of York.

The Coach House is accessed off both Snowdon Road and West Street and benefits from excellent transport links, with the A66 dual carriageway located only 400 meters to the south. The A66 is one of the major trunk roads within the region and connects to the A19 dual carriageway approximately 1 mile to the west. The A19 is a north-to-south route running parallel to the A1(M) motorway and connects Teesside to Durham, Sunderland and Tyneside. Middlesbrough also offers good public transport, with Middlesbrough railway station serving as a terminus on the Trans Penine route, which provides services to York, Leeds, Huddersfield, Manchester, Manchester Airport and London (direct services). Regional services are also available to Stockton-on-Tees, Durham, Darlington, Hartlepool, Sunderland and Newcastle upon Tyne. The closest airport is Durham Tees Valley Airport, which lies approximately 10 miles west of the town, although only a limited range of flights operate from there.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Work shop	4,382	407.10	Available
1st - Offices/Staff	601	55.83	Available
Total	4,983	462.93	



Viewing & Further Information



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