

**UNIT 3 STARTFORTH ROAD, RIVERSIDE PARK,
MIDDLESBROUGH, TS2 1PT**

OFFICES TO LET AT £3.00 PSF



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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www.thomas-stevenson.co.uk

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LOCATION

The property is situated on Riverside Park in Middlesbrough on Startforth Road close to Riverside Park Road. Other occupiers in the immediate vicinity include AV Dawson, Bulkhaul and Handelsbanken.

The road network is excellent giving quick access to the A66 & A19, sub-region and beyond.

DESCRIPTION

The building was built in 1990 for a bespoke owner occupier.

The accommodation available comprises of the ground floor only of a two storey unit which provides offices on both the ground and first floors.

The offices have excellent natural light with windows on 3 elevations.

Internet Access is excellent, flexed up to 100mb/s capacity available, running at 10 mb/s.

ACCOMMODATION

The Property provides the following:

Gross Internal Area	6,000 sq ft	557.41 sq m
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PROPOSED TERMS

The property is available on a new lease for a term of years to be agreed at a rent of £18,000 pa.

CAR PARKING

Arrangements can be made to provide additional parking.

RATING ASSESSMENT

The property has a rateable value of £14,250.

LEGAL COSTS

Each party is responsible for their own.

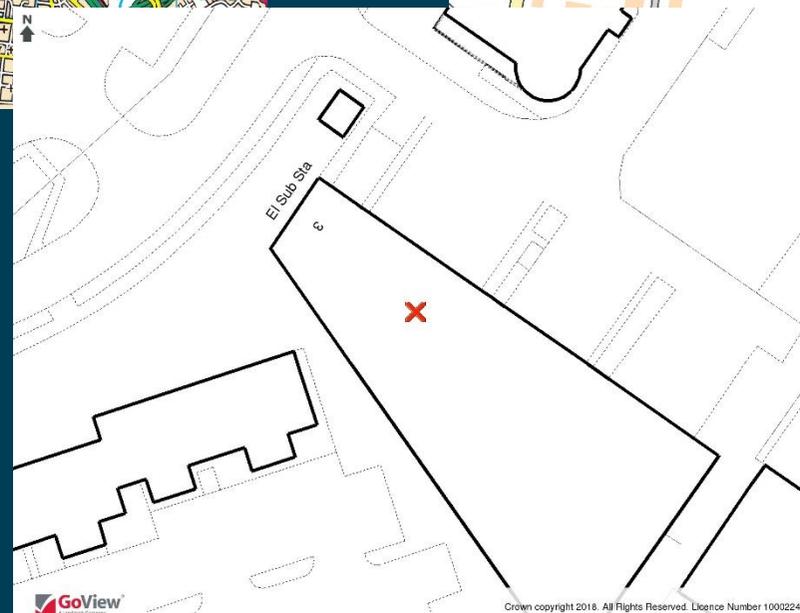
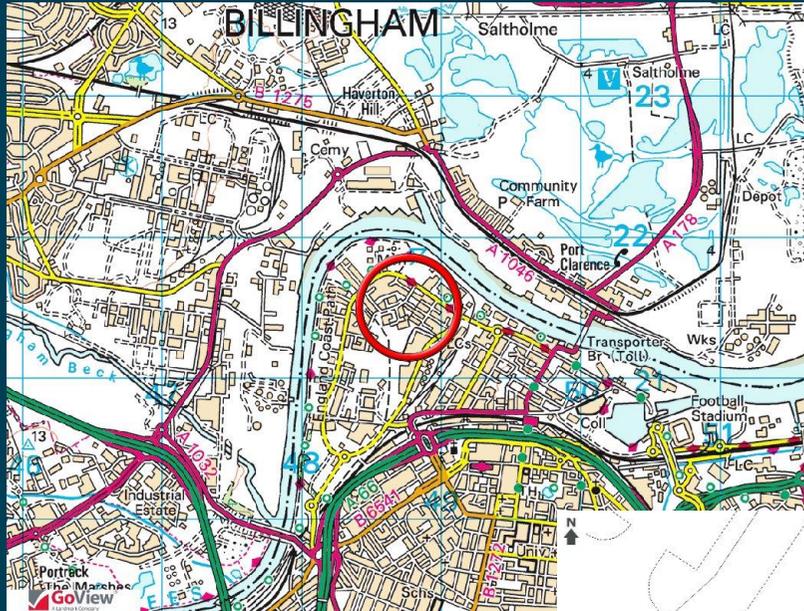
VIEWING

Strictly by appointment through this office
Paul Stevenson
Tel: 01642 713303

Subject to contract

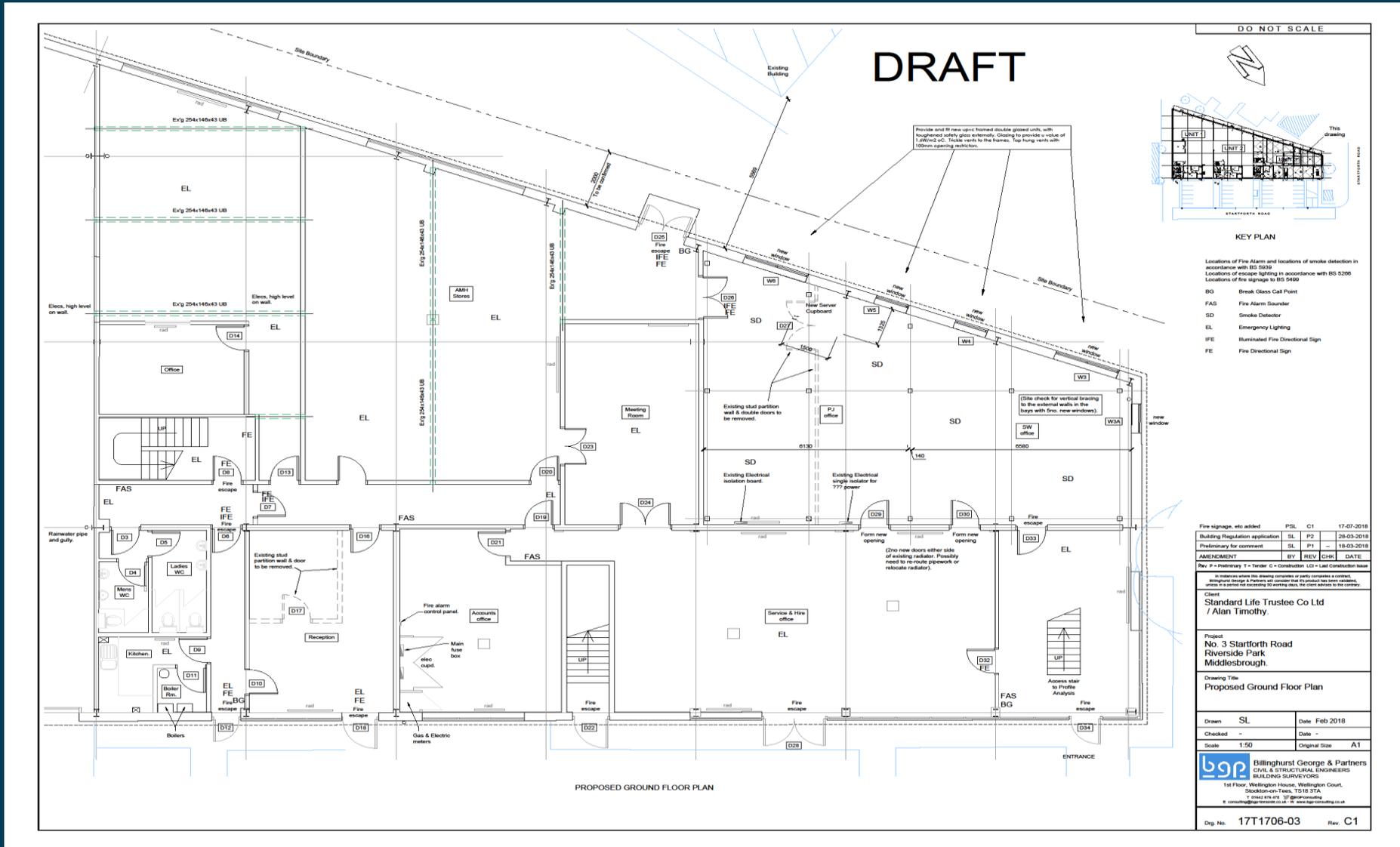
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