



TO LET / FOR SALE

2 EGGLESTON COURT, RIVERSIDE PARK, MIDDLESBROUGH TS2 1RU
From Approx. 238 m² (2,562 sq ft) to 476 m² (5,124 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Eggleston Court is situated off Startforth Road on Riverside Park. Riverside Park is situated adjacent to the A66 and is approximately half a mile from the A19. Middlesbrough Station is within a 5-minute drive. Teesside International Airport is 11 miles to the west. Middlesbrough Town Centre is to the south of the property.

DESCRIPTION

The premises will be comprehensively refurbished to provide high quality office suites within in a business park environment.

Suites of 2,562 sq ft to 5,124 sq ft are available.

The premises are available refurbished and include air-conditioning, suspended ceilings, LED lighting, new carpets, WC including disabled WC, car parking and perimeter radiator gas fired heating systems.

A generous car parking provision is adjacent to the offices.

TERMS

The suites are available to let by way of a new lease for a term to be agreed.

The whole building may also be For Sale with offers invited in the region of £395,000.

ACCOMMODATION

Unit	Size	Rent
2	238 m ² (2,562 sq ft) to 476 m ² (5,124 sq ft)	£8.95 per sq ft per annum plus vat

RATING ASSESSMENT

The office is currently assessed as a single unit at £27,000 and will need to be reassessed if let on a floor-by-floor basis.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The available premises have an EPC rating of D (79). A full copy of the EPC's are available upon request

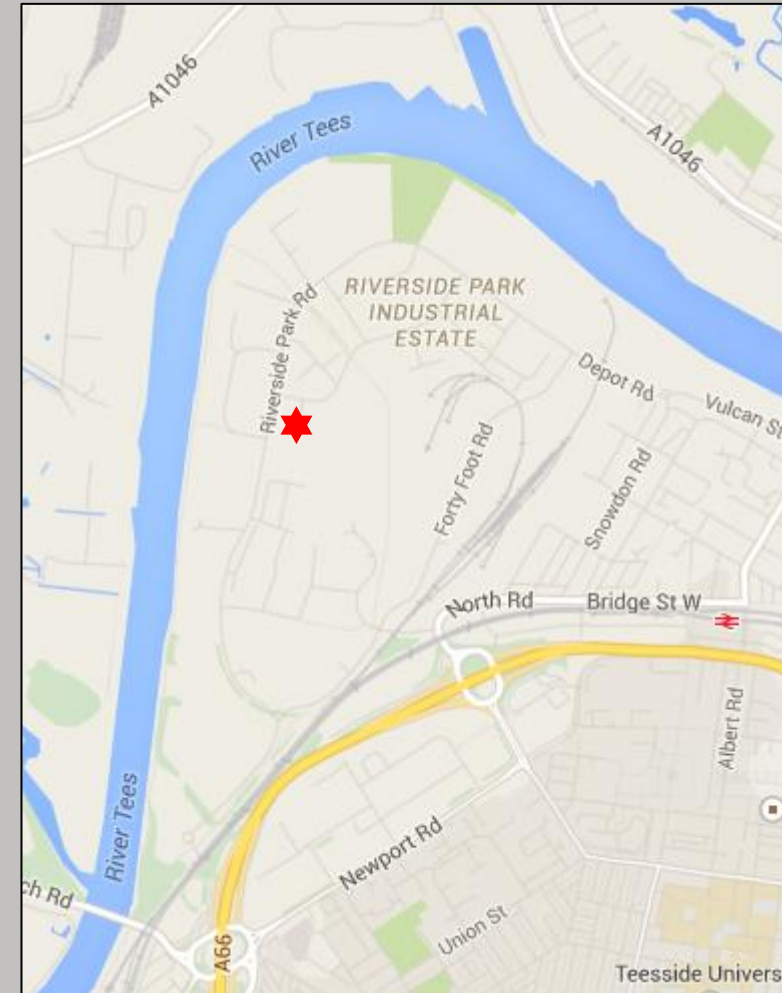
VIEWING

Strictly through the agents Connect Property North East:

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