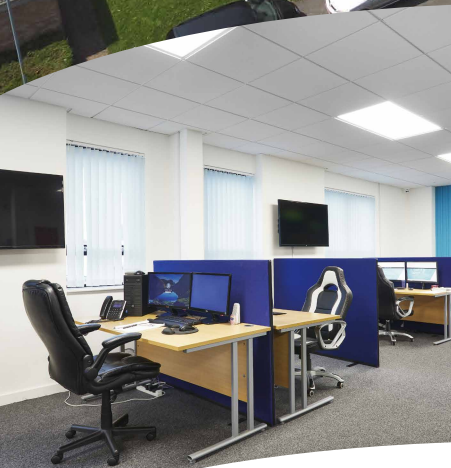


# RIVER COURT

BRIGHOUSE ROAD, RIVERSIDE PARK  
Middlesbrough TS2 1RT



## TO LET

**OFFICE SUITES 1,340 sq ft to 5,360 sq ft**

High speed broadband available (download speeds of up to 350mb)

Ideally located to serve the Teesside Freeport Facility

FOR A VIRTUAL TOUR OF THE DEVELOPMENT VISIT : [www.360pix.co.uk/tours/landteam/rivercourt](http://www.360pix.co.uk/tours/landteam/rivercourt)





## TEESSIDE FREEPORT FACILITY

Tees Valley is one of the first places to get Freeport status under the new Government policy to create Freeports across the country.

Covering 4,500 acres, the Teesside Freeport is the largest in the UK. It will create more than 18,000 jobs and provide a £3.2billion boost to the local economy over the next five years.

## WHAT ARE THE BENEFITS

- Freeports will enhance trade and investment across the UK, boost growth and high-skilled jobs, and increase innovation and productivity in port regions.
- Establish Freeports as national hubs for global trade and investment across the UK; intensify the economic impact of our ports by enhancing trade and investment and generating increased economic activity across the UK

- Promote regeneration and job creation; create high-skilled jobs in ports and the areas around them, prioritising some of our most deprived communities to level up the UK economy
- Create hotbeds for innovation: create dynamic environments, capitalising on new ideas and fostering the conditions that will attract new businesses, investors and innovations.

## BENEFITS TO BUSINESS

Companies operating within free ports can benefit from deferring the payment of taxes until their products are moved elsewhere, or can avoid them altogether if they bring in goods to store or manufacture on site before exporting them again.

Businesses benefit from:

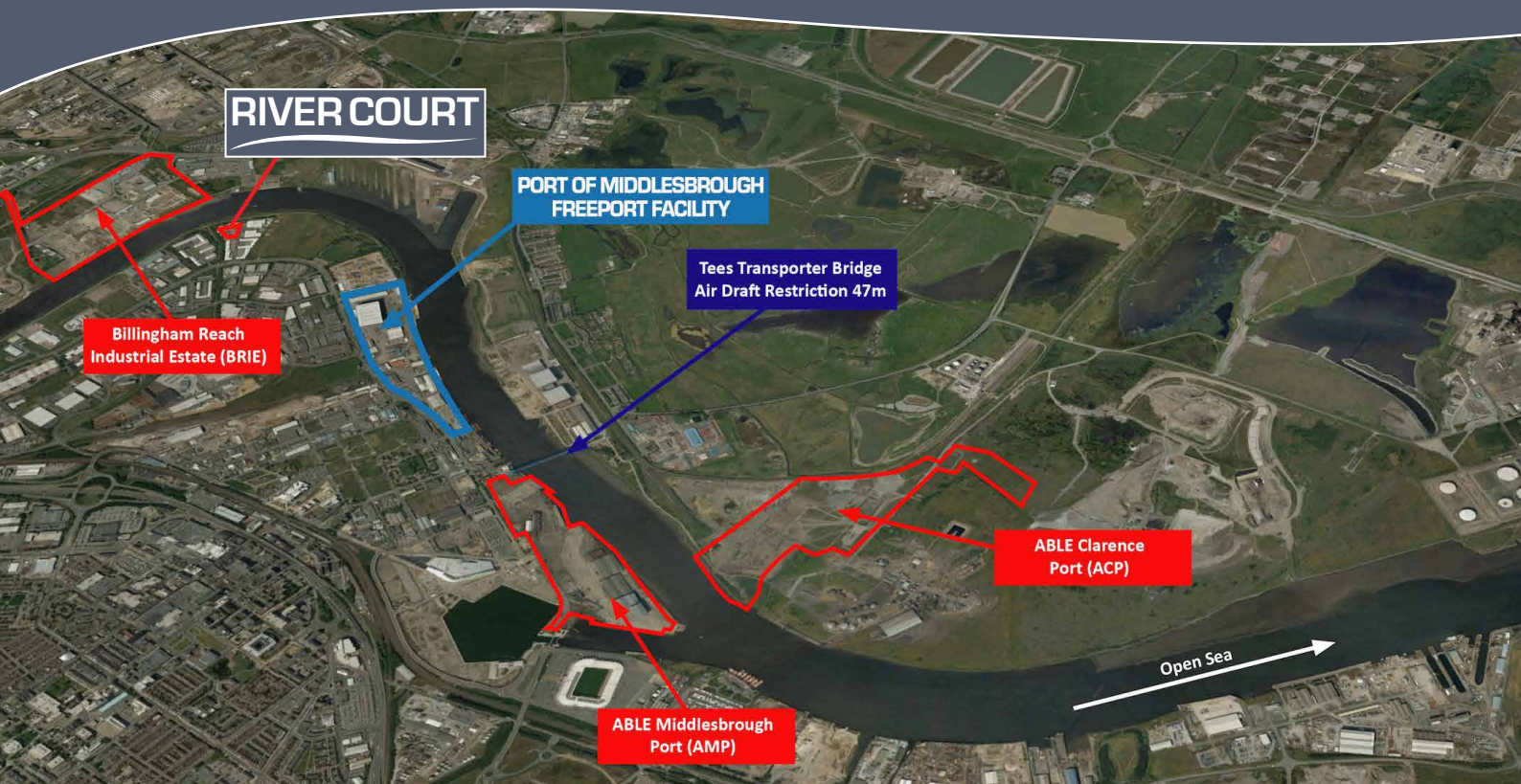
- streamlined planning processes
- a package of tax reliefs to help drive jobs, growth and innovation

- simplified customs procedures and duty suspensions on goods

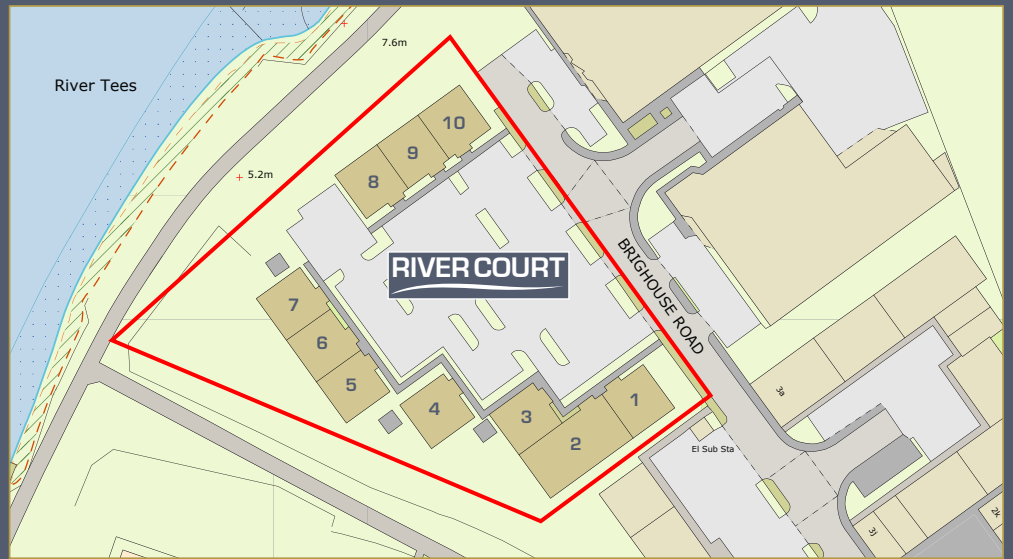
## WHERE IS THE TEESSIDE FREEPORT

The Teesside Freeport covers sites across the region, including Teesworks, Wilton International, Teesside International Airport, the Port of Middlesbrough, the Port of Hartlepool, Liberty Steel and LV Shipping.

To find out more about the Teesside Freeport and how you can be involved, please contact [info@teesinvest.com](mailto:info@teesinvest.com) or call **01642 524400** and ask for Invest Tees Valley Team.







## LOCATION

The offices are located in an attractive landscaped courtyard alongside the River Tees in this established business location 500m from the Port of Middlesbrough Freeport Facility.

The estate is ideally positioned for access to the local, regional and national road networks via the A66 dual carriageway linking to A19 to North and A1(M) to South.

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
- LED lighting
- Male and female WC's
- Car parking ratio of 1:300 sq ft

**VIEWING** Strictly by appointment with the joint agents.

## 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, building will split 1,340 to 5,360 sq ft floor by floor.

## 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 Rate Relief.  
Tel: 01642 726 007

## SERVICE CHARGE

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

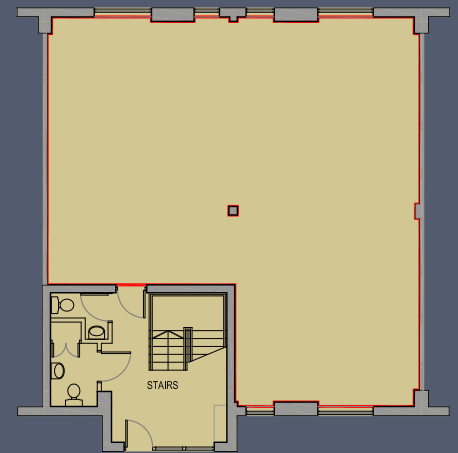
## LEGAL COSTS

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

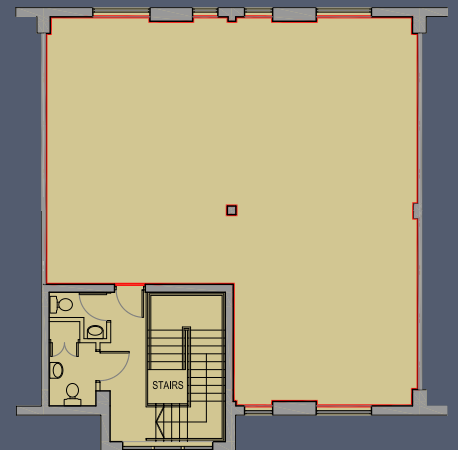
## EPC

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

## INDICATIVE GROUND FLOOR



## INDICATIVE FIRST FLOOR



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**PROPERTY**

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