



TO LET

Industrial Unit

8A Mickleton Road, Riverside Park Industrial Estate, Middlesbrough TS2 1RQ

- Popular Industrial Location
- Good Road Links
- Approx. 6.67m Effective Eaves Height
- Approx. 1,124 m² (12,100 sq ft)
- Modern Industrial Unit
- Roller Shutter Door

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LOCATION

The property is situated on Riverside Park Road within the Riverside Park Industrial Estate. Riverside Park is close to the A66 and is approximately half a mile from the A19 providing good access throughout the North East. Access to Riverside Park has improved significantly with the completion of the new integrated road from the A66.

DESCRIPTION

The property comprises steel portal frame construction with brick / block elevations to eaves height of 6.64 meters under a coated profile dual pitched roof interspersed with translucent roof-light panels.

Internally, the unit provides a large open span warehouse with ancillary open plan ground floor office with kitchenette and WC. Above is a concrete base mezzanine accessed via 2 metal staircases. The warehouse area is accessed via an electronic sectional up and over loading door.

ACCOMMODATION

We calculate the premises provide the following approximate GIA:

Warehouse	842 sq m	(9,064 sq ft)
Mezzanine	141 sq m	(1,518 sq ft)
Office	141 sq m	(1,518 sq ft)
TOTAL	1,124 sq m	(12,100 sq ft)

TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £58,000 per annum plus vat.

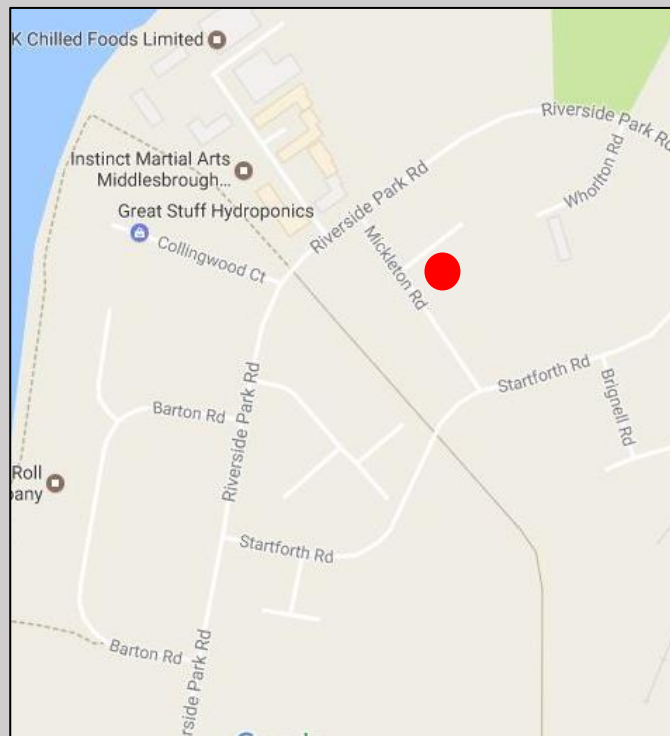
RATING ASSESSMENT

The valuation office website shows a 2023 rateable value of: 8A - £35,750

For the exact amount payable, please call Middlesbrough Council on 01642 726007.

ENERGY PERFORMANCE CERTIFICATE

This property has a rating assessment of D(87). A full copy of the EPC is available upon request.



VIEWING

Strictly through the agents Connect Property North East:

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