

Industrial

UNIT 1 | TRIDENT BUSINESS CENTRE

Startforth Road, Middlesbrough, TS2 1PY

UNIT 1 | 11,074 SQ FT

Industrial Unit with office accomodation

Trident Business Centre is an attractive, landscaped industrial estate situated in Middlesbrough's prime industrial location. The estate comprises 14 modern industrial units which can be occupied for a diverse range of uses, including light industrial and manufacturing, storage, trade counter and leisure (subject to change of use). Each unit benefits from generous front of unit car parking and good loading and circulation space. Internally all units contain modern office accommodation and WC

Lease Type

New



Unit Summary

- Office Accommodation
- Common Yard Area
- 3 Phase Power
- Car Parking
- 24 Hour Access
- WC facilities

[View Floor Plans](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£65,300.00	£5.90
Rates	£18,018.00	£1.63
Maintenance Charge	£14,600.00	£1.32
Insurance	£2,214.80	£0.20
Total Cost	£100,132.80	£9.04

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Trident Business Centre is located within a courtyard off Startforth Road within Riverside Park, one of the town's established industrial locations. The estate benefits from good road access to the A66 via a link road to the Newport roundabout.



Road
A66: 1 mile



Airport
Teesside International Airport: 10 miles



Rail
A66: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (63)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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For more info please visit: unit.info/UIP0100999

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