



# TO LET

## Office & Workshop Premises

The Cadcam Centre, High Force Road, Riverside Business Park, Middlesbrough TS2 1RH

- Established Commercial Location
- Excellent Road Links
- Modern Offices & Hybrid Units
- Refurbished
- Carparking
- From Approx. 128 sq ft to 5,591 sq ft

**Contact:** Tim Carter

**Tel:** 01642 704930

**Connect Property North East**

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

The Cadcam Centre is located fronting Riverside Park Road on the well-established Riverside Park Industrial Estate, Middlesbrough. The estate and scheme has excellent access from the A66(T) and from there to the A19(T), A1(M) and beyond. Middlesbrough Town Centre is approx. 1 mile distant.

## DESCRIPTION

The site scheme provides a mixture of modern office, industrial and hybrid premises all finished and refurbished to a high standard.

## ACCOMMODATION

Office and workshop premises of various sizes ranging from 128 sq ft to 5,591 sq ft with rents from £200 plus vat per month.

## ENERGY PERFORMANCE CERTIFICATE

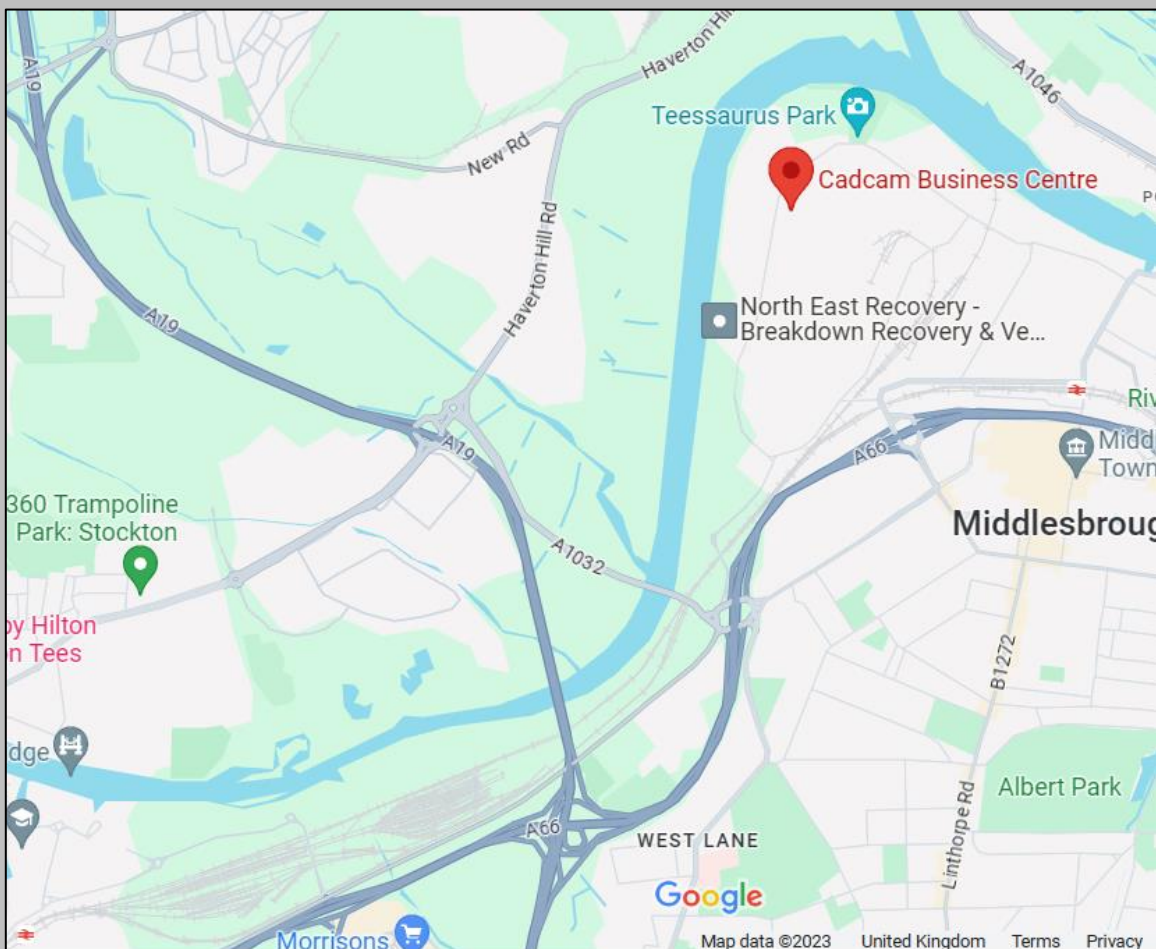
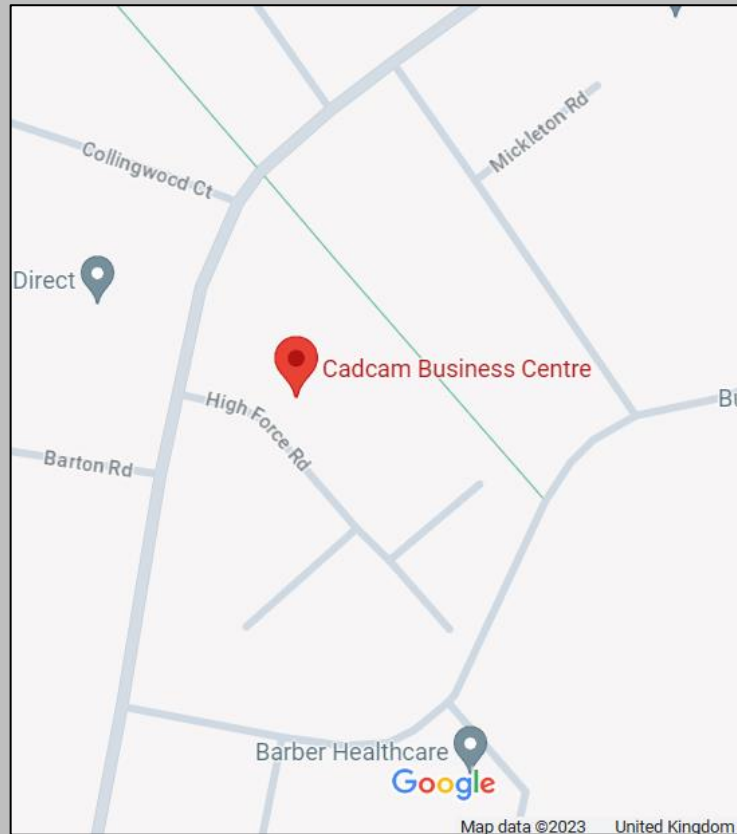
D (78)

## VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

**CONNECT** NORTH EAST  
**PROPERTY**  
[www.cpne.co.uk](http://www.cpne.co.uk)