



# TO LET

## Workshop Unit

Brighthouse Business Village, Riverside Park, Middlesbrough TS2 1RT

- Unit 3D - Approximately 69 sq m (742 sq ft)
- Modern Hybrid Workshop Unit
- 3 Phase Electricity
- Roller Shutter Access Door

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## LOCATION

Brighouse Business Village is located on the well established Riverside Park Industrial Estate fronting Riverside Road and, approximately 1 mile north of Middlesbrough Town Centre. The premises have good access to Middlesbrough's primary Link Road, the A66, facilitating good communications throughout the region.

## DESCRIPTION

The premises are of steel frame construction with brick and blockwork elevations under a pitched metal decked roof.

There is a service charge currently running to deal with the common parts:

- Landscaping and Gardening
- CCTV (24 hour monitoring)
- Gutter Clearance
- Litter Picking
- Minor Roof Repairs
- Drain Clearing/jetting
- Roadway and Path Maintenance

Further information on costs is available upon application.

## TERMS

The premises are available by way of a new effective full repairing and insuring lease at £6,000 per annum exclusive.

## SERVICE CHARGE

Approximately £390 per annum

## RATES

The property has an RV of £4,000. We understand that the unit qualifies for small business rates relief, however we advise that interested parties contact the Local Rating Authority directly to confirm.

## INSURANCE

£390 per annum

## ENERGY PERFORMANCE CERTIFICATE

The building has the following rating:-

3C – D(76)

A copy of the EPC is available upon application.

## VIEWING

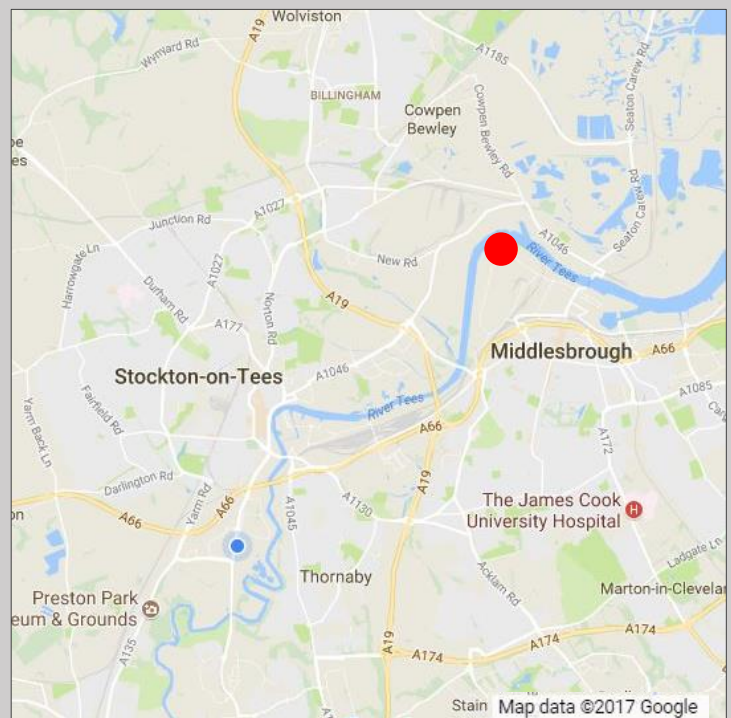
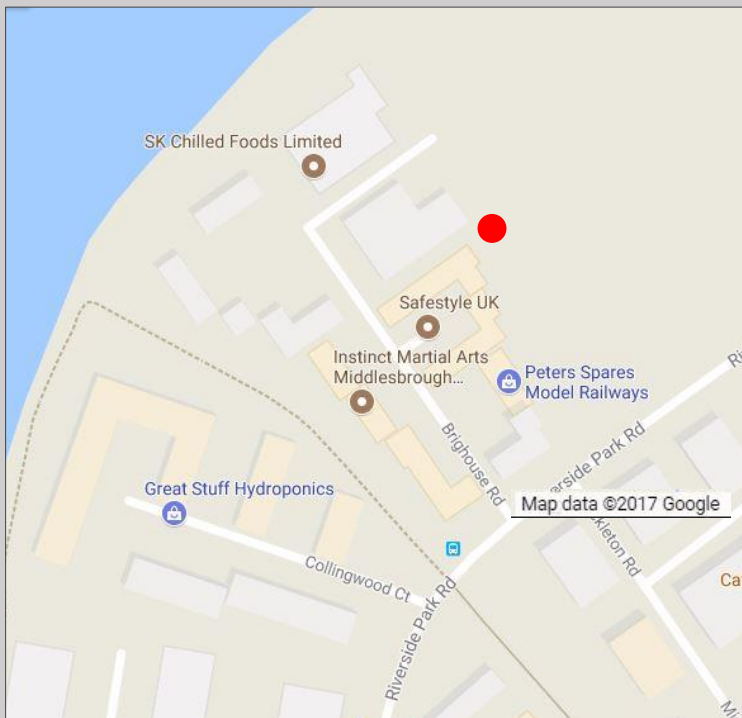
Strictly through the agents Connect Property North East:

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