



FOR SALE or TO LET

14A-B HIGH FORCE ROAD, RIVERSIDE PARK, MIDDLESBROUGH TS2 1RH

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The subject property is situated off Riverside Park Road on Riverside Park. Riverside Park is situated adjacent to the A66 and is approximately half a mile from the A19. Middlesbrough Station is within a 5-minute drive. Teesside International Airport is 11 miles to the west. Middlesbrough Town Centre is to the south of the property approx. 1.5 miles distant.

DESCRIPTION

The premises can be used for either industrial or office purposes and fitted out accordingly but currently provides open plan hybrid style office / storage accommodation with kitchenette and WC facilities.

A generous car parking provision is adjacent to the offices.

TERMS

Available To Let by way of a new lease for a term to be agreed with asking rent of £5 per sq ft per annum plus vat.

Available For Sale with offers invited in excess of £325,000 plus vat.

ACCOMMODATION

Unit	Size
14 A-B	520 m ² (5,592 sq ft)

RATING ASSESSMENT

14A £13,250

14B £13,250

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The available premises have an EPC rating of C (62). A full copy of the EPC's are available upon request

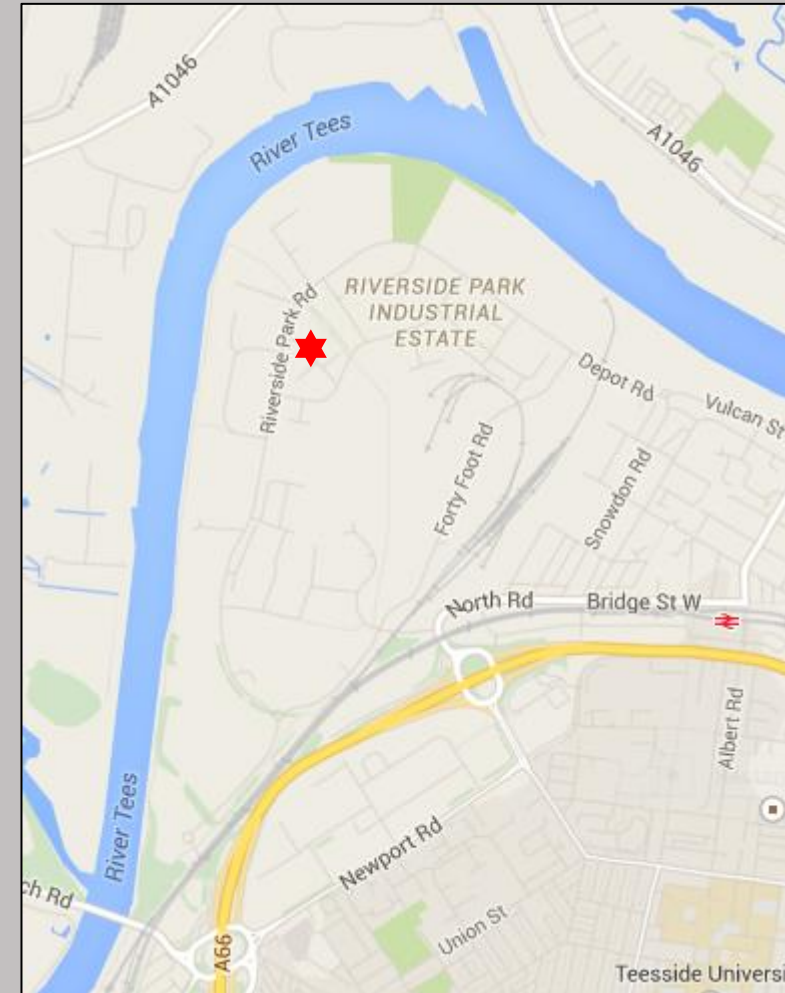
VIEWING

Strictly through the agents Connect Property North East:

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