



TO LET

1ST FLOOR, 18 RIVERSIDE HOUSE, CADCAM III, HIGH FORCE ROAD, RIVERSIDE PARK,
MIDDLESBROUGH TS2 1RH
Approx. 279 m² (3,000 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Cadcam is situated off Startforth and High Force Road on Riverside Park. Riverside Park is located adjacent to the A66 and is approximately half a mile from the A19. Middlesbrough Station is within approx. 5 minutes drive. Teesside International Airport is 11 miles to the west. Middlesbrough Town Centre is to the south of the property.

DESCRIPTION

The premises provide high quality office accommodation in a business park environment. The accommodation is at first floor level with the following specification:

- LED Lighting
- Suspended Ceiling
- Double Glazed Windows
- Predominantly Open Plan
- Crittall Glass Style Meeting Room and Offices
- Kitchen
- WCs
- 15 Car Parking Spaces

TERMS

The premises are available to let by way of assignment or subletting of an existing lease dated 4 November 2022 for a term of 5 years with a tenant break clause 4 November 2025.

The asking rent is £30,000 plus vat per annum.

ACCOMMODATION

	Size	Rent
FF	279m ² (3,000sqft)	£30,000 per annum

RATING ASSESSMENT

We are advised that the property is assessed for Rating purposes at £16,500. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC's are available upon request

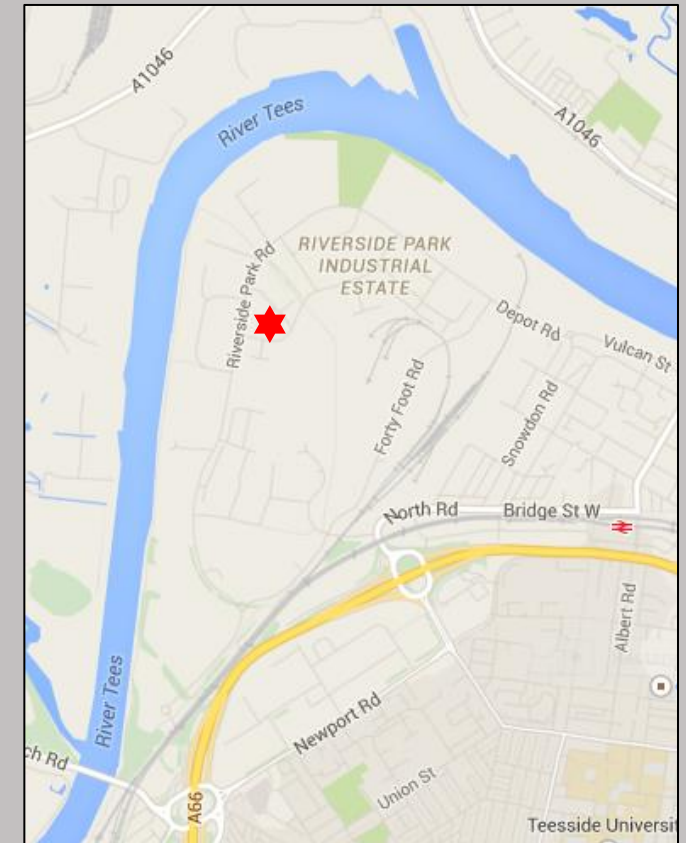
VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

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