PH ESTATE AGENTS



11 Drake Court

, Middlesbrough, TS2 1RS

£1,500 Per Month

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, Middlesbrough, TS2 1RS

£1,500 Per Month







Agents Notes

A versatile industrial/workshop premises occupying a prominent position within the established Drake Court commercial development at Riverside Park, Middlesbrough.

The property provides a useful combination of workshop/warehouse accommodation together with fitted office and ancillary accommodation, making it suitable for a variety of industrial, automotive, engineering, trade or storage-related occupiers, subject to the necessary consents.

The main industrial area provides a largely open-plan workshop with excellent internal height, roller shutter loading access, concrete floor and suspended industrial lighting. The premises have previously been occupied by a motor trade business and offer good vehicular access directly into the workshop.

The office element provides a selection of private offices and administrative rooms, together with WC facilities and a separate kitchenette/staff area. Externally there is forecourt/yard space providing convenient access and parking immediately in front of the premises.

Accommodation: Workshop/warehouse together with multiple offices, staff accommodation, kitchen and WC facilities. Floor area to be confirmed by measurement.

Rateable Value: £13,250. Check My Postcode Prospective occupiers are advised to contact Middlesbrough Council to confirm the actual rates payable and whether they qualify for Small Business Rate Relief.

Key Features: substantial workshop area, roller shutter loading door, separate pedestrian entrance, multiple offices, kitchenette, WC facilities, on-site parking/forecourt, established Riverside Park commercial location and good access to the wider Teesside road network.

Terms: Available by way of a new lease, with terms to be agreed.

Viewing: Strictly by appointment through the agent.




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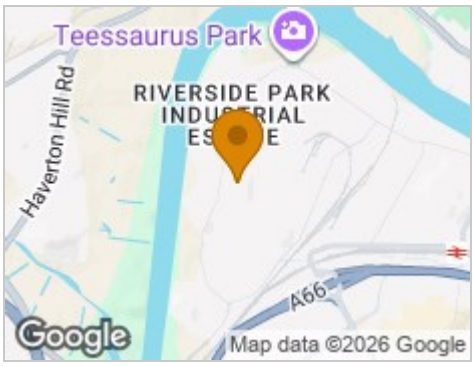
Road Map



Hybrid Map



Terrain Map

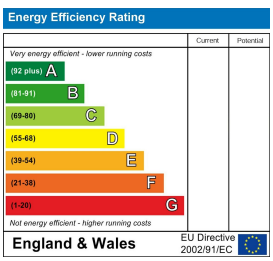


Floor Plan

Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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