



TO LET

BRIGHOUSE BUSINESS VILLAGE

RIVERSIDE PARK, MIDDLESBROUGH TS2 1RT



- **Established estate within close proximity to Middlesbrough town centre**
- **Great access to the A66 providing links to the A19 and A1(M)**
- **Kitchen facilities in all units**
- **Adjoining units can be combined (subject to availability)**

WORKSHOP / HYBRID UNITS

729 - 3,815 sq ft (68 - 355 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A66	1.6	4	Car
A19	2.3	5	Car
Middlesbrough Town Centre	1.4	46	Car

Source: theAA.com

BRIGHOUSE BUSINESS VILLAGE

RIVERSIDE PARK, MIDDLESBROUGH



LOCATION

Brighouse Business Village is situated on the well established Riverside Park Industrial Estate which is located approximately 1 mile north west of Middlesbrough town centre and within easy reach of all town centre amenities which includes links to the regional rail network. Brighouse Business Village is accessed from the A66 Park Road which is easily accessed from the A66 which provides an excellent link to both the A19 and A1(M).

DESCRIPTION

The premises are of steel frame construction with brick and blockwork elevations under a pitched metal decked roof and are accessed via either a roller shutter access door or a glazed frontage. Each unit has kitchen and WC facilities and 3 phase electricity.

SPECIFICATION

- Glazed frontages
- Kitchen area
- WC facilities
- 3 phase electricity

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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