

Thomas : Stevenson

# To Let

## BY ASSIGNMENT, UNIT 4A MICKLETON ROAD, RIVERSIDE PARK, MIDDLESBROUGH



### Location

The property is situated on Mickleton Road, off Riverside Park Road on the Riverside Park Industrial Estate, immediately to the north of the A66 dual carriageway and Middlesbrough town centre.

This is a modern established industrial estate offering excellent access to Middlesbrough & Stockton and wider North Eastern & Yorkshire regions.

### Description

The property comprises a modern semi detached warehouse/workshop unit with dedicated car parking and loading via a service yard. The unit is of steel portal framed construction with elevations clad in brick and block with profiled metal sheet above. The property is accessed via a vertical metal roller shutter door with separate pedestrian access doors. The unit has an eaves height of approximately 6.4 metres at its lowest point.

Within the unit there is integral office accommodation to the ground floor providing w.c. facilities. There are further offices and storage accommodation to the first floor.

### Accommodation

Warehouse:	370.26 sq m (3,985 sq ft)
Ground Floor Office/w.c.:	85.10 sq m (916 sq ft)
First Floor Offices/Stores:	101.38 sq m (1,091 sq ft)
Total:	556.74 sq m (5992 sq ft)

### Business Rates

The property is assessed at a rateable value £16,250 giving an approximate annual rates payable of £7,000. Interested parties should verify this information with Middlesbrough Council business rates department telephone; 01642 245432

### Tenure

The unit is available as a whole by way of assignment on effectively full repairing and insuring terms. The current lease runs until 15 October 2015 with a tenant only break option at 15 October 2012 subject to giving 6 months notice.

The current rent passing is £18,000 per annum exclusive. There is a single rent review due in October 2010.

A rent free period is potentially available subject to status.

### Legal Costs

Each party are to bear their own legal costs incurred in any transaction.

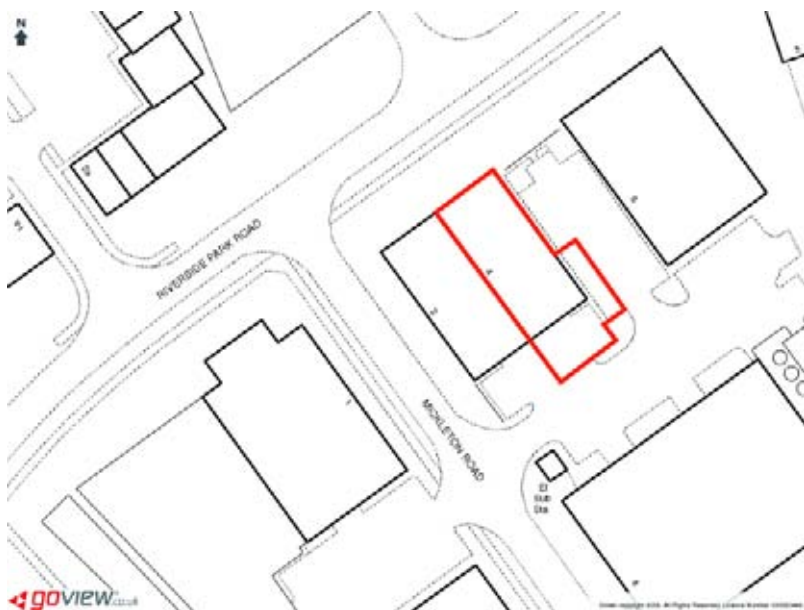
### VAT

All figures quoted are exclusive of VAT where applicable.

### Viewing

Strictly by appointment through this office  
Contact: Lindsay Pearson  
Email: Lindsay@thomas-stevenson.co.uk

### Subject to contract



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