

TO LET
UNITS 8, 9 & 10
EASTER PARK
BARTON ROAD
MIDDLESBROUGH TS2 1RY



Unit 8	430m²	(4610 ft²)
Unit 9	430m²	(4610 ft²)
Unit 10	450m²	(4880 ft²)

LOCATION

Riverside Park is located one mile from Middlesbrough town centre to the north of the A66, which is the main East/West dual carriageway serving the region. This, in turn, provides excellent access to both the A19 and A1(M) Motorway. The A19 is 2 miles to the West. Riverside Park is Middlesbrough's key business location hosting approximately 200 businesses that employ over 4,000 people. Major businesses in the area include Cleveland Cable Company Ltd, Halifax Plc, Parcellforce Worldwide, and Berco UK Ltd.

- A19: 2 Miles
- Darlington: 17 Miles
- Newcastle: 43 Miles
- York: 47 Miles

DESCRIPTION

Easter Park Middlesbrough is a development of 10 high quality production/warehouse units. Unit 10 incorporates integral first floor office accommodation whilst the smaller units benefit from fitted entrance lobbies and WC facilities. All units have a forecourt area and dedicated car parking spaces.

ACCOMMODATION

(All measurements are approximate and given on a Gross Internal basis in accordance with the RICS Code of Measuring Practice)

- Steel portal frame construction
- Ample yard areas and car parking
- Electrically-operated sectional loading doors
- Floor loading 30 Kn per sq m to 37.5 Kn per sq m
- Unit 1 includes 1,500 sq ft
- Office accommodation
- Three phase electricity supply

LEASE

The premises are available by way of a new lease with Rent and Terms to be agreed.

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

LEGAL COSTS

Each party is to be responsible for their own costs incurred with this transaction.

VIEWING

Viewing is strictly by appointment through the Sole Agents:

Chris Herron - 01609 770677

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