/INDURENT



Industrial

UNIT 7 | TRIDENT BUSINESS CENTRE

Startforth Road, Middlesbrough, TS2 1PY

UNIT 7 | 2,596 SQ FT

Industrial unit situated on a popular trading estate

The unit is situated on a popular estate catering for a variety of business uses. It is ideal for SMEs based in a strong industrial location and is the ideal size for a variety of uses including workshops, storage and distribution or trade counter.
The unit has 7 metre eaves and benefits from office space at the front, separate WC facilities and generous car parking. It also has it own roof-mounted solar panels, allowing the occupier to save costs on their energy bills,

Lease Type	New



Unit Summary

- Car Parking
- WC Facilities
- 24 Hour Access
- Well Maintained Estate
- Ideal Trade Counter Units
- Solar panels

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,700.00	£7.59
Rates	£5,134.71	£1.98
Maintenance Charge	£3,500.00	£1.35
Insurance	£519.20	£0.20
Total Cost	£28,853.91	£11.11

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101005

+44(0) 808 169 7554

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Location

Trident Business Centre is located within a courtyard off Startforth Road within Riverside Park, one of the town's established industrial locations. The estate benefits from good road access to the A66 via a link road to the Newport roundabout.

Road
A66: 1 mile

Airport
Teeside International Airport: 10 miles

Rail
Middlesbrough Train Station: 1 mile

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (34)

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Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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