

To Let



UNIT 1C, Brighthouse Business Village

Riverside Park Industrial Estate, Middlesbrough, TS2 1RT

3,000 sqft

Warehouse/Industrial Unit

**peter
stevens**

ESTATES LTD



LOCATION

Brighouse Business Village sits within Riverside Park Industrial Estate, which is one mile north of Middlesbrough town centre.

DESCRIPTION

The Business Village consists of 31 small units, ranging from 745 sqft to 4,750 sqft. The site benefits from a CCTV system, although each tenant is entitled to install their own security systems.

The estate sits within Riverside Park Industrial Estate, which is Middlesbrough's premier industrial location. With excellent access to Teesport to the east and the A1M via the A66 and A19. This business village benefits from a dedicated broadband service, providing up to 80Mb capacity. The units range from 745 sqft to 4,750sqft, making them ideal for start up businesses or regional hubs for larger groups.

Please note that this site is not registered as a flood risk, due to the height above the river Tees. This can be found on the Environment Agency website. [LINK](#)

Peter Stevens Estates provides a proactive level of service to all their tenants, ensuring that sites are well maintained. In addition to this, they allow tenants the freedom to install solar panels and make some modifications to their units, subject to prior approval.

SERVICES

Electricity, mains water and drainage are provided.

LEASE TERMS

The premises are available on a new full repairing and insuring lease, for a term to be agreed

RENT

Please contact us for full details on availability and terms.

VIEWING

Strictly by prior arrangement

CONTACT

Please contact Peter Stevens Estates directly regarding your enquiry.



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