

TO LET IN WHOLE OR PART

Units 3 & 4 Simcox Court,
Middlesbrough, TS2 1UX



Industrial Units

**2007sqft (186.44sqm) – 4275 sqft
(397.17 sqm)**

- Available now
- Industrial units with office and amenity space
- Good eaves height
- Estate parking

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 TS2 1UX

Location

Simcox Court is a popular development on the Riverside Park Trading Estate and is positioned between Riverside Park Road and the River Tees, adjacent to the Parcelforce Worldwide Depot. The estate is a short distance from Middlesbrough Town Centre and is also nearby to the A66 motorway leading towards the A19 and all surrounding towns.

Description

The properties are of steel portal frame construction with block work and clad walls and steel profile sheet roof covering. The units form part of a block of industrial units and benefit from external parking within the estate. Internally both units have concrete flooring and retro fit LED high bay lighting.

Unit 3 has an electric roller shutter door measuring 3.5m wide by 5m high. Unit 4 also has an electric roller shutter door measuring 3.5m wide by 5m high. Both units also contain an office and amenity block with one W.C each. Minimum eaves height in Unit 4 is 5.17m to the haunch with maximum being 7.13m to the apex. Unit 3 has a minimum eaves height of 6.52m to the haunch with a maximum of 7.55m at the apex. Both units also have a three-phase electricity supply.

Accommodation

Both units have been measured on a Gross Internal Area (GIA) basis.

Unit	M ²	Ft ²
Unit 4	210.73	2,268
Unit 3	186.44	2,007

Rent

Unit	Rent
Unit 4	£13,610 per annum exclusive
Unit 3	£12,050 per annum exclusive
Units 3 & 4 combined	£25,660 per annum exclusive

Tenure

The properties are available by way of new FRI leases for a term of years to be agreed.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available upon request.

Business Rates

Unit	Rateable Value
Unit 4	April 2023 proposed value: £8,800
Unit 3	April 2023 proposed value: £8,200

EPC

Unit 4 has a current rating of E 105.

Unit 3 has a current rating of E 124.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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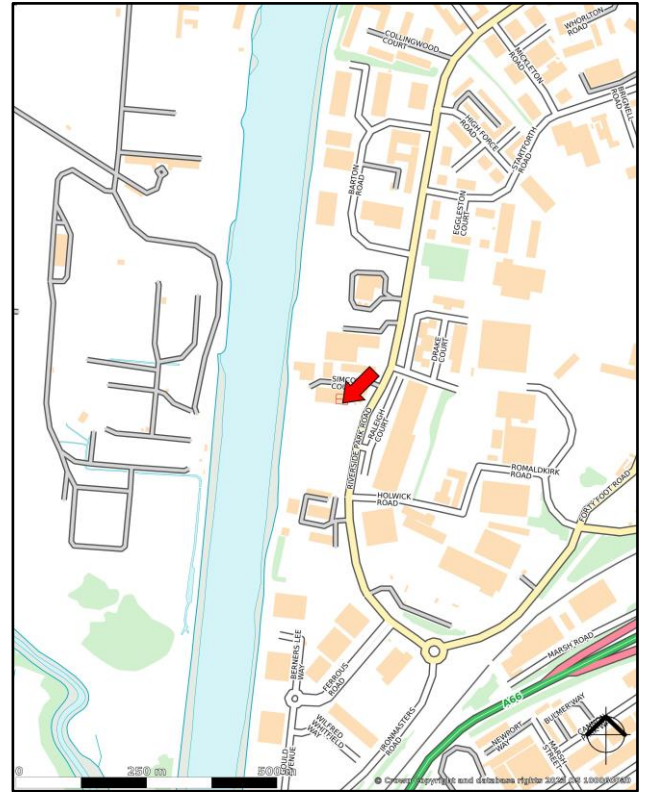
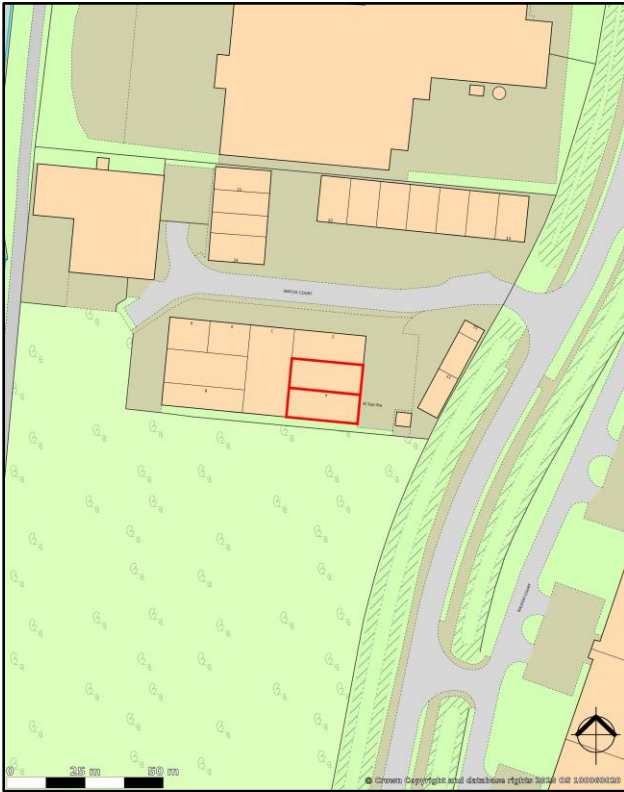
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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