



Industrial Units

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

- Available now
- Industrial units with office and amenity space
- Good eaves height
- As the Rateable Value of each unit is below £12,000 they should qualify for 100% Small Business Rates Relief, if occupied as the tenants sole premises.

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TO LET MAY SELL

Unit 3 & 4 Simcox Court, Middlesbrough,
 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	£19,278 per annum exclusive
Unit 3	£17,059 per annum exclusive
Units 3 & 4 combined	£36,337 per annum exclusive

Terms

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

Freehold

Alternatively, the Freehold may be available for either or both units, Price on application.

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	£11,500 (April 2026)
Unit 3	£10,250 (April 2026)

EPC

Unit 4 has a current rating of E 105.

Unit 3 has a current rating of C 55.

Legal Costs

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

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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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



