

Industrial

Unit 12 | Trident Business Centre

📍 Startforth Road, Middlesbrough, TS2 1PY

Unit 12 | 3,422 sq ft

Modern industrial unit with office space

This unit benefits from generous front of unit car parking and good loading and circulation space. Internally, the unit contains modern office accommodation, WC and kitchen facilities. The units lend themselves to trade counter, storage and more traditional industrial uses.

Trident Business Centre is an attractive, landscaped industrial estate situated in Middlesbrough's prime industrial location.

Lease Type

New



✔ Unit Summary

- WC Facilities
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Office Accommodation
- Kitchen Facilities

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£24,000.00	£7.01
Rates	£6,678.00	£1.95
Maintenance Charge	£2,950.00	£0.86
Insurance	£377.75	£0.11
Total Cost	£34,005.75	£9.94

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.

Unit 12 | Trident Business Centre

Startforth Road, Middlesbrough, TS2 1PY



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
1.5 miles north of Middlesbrough Town Centre



Airport
Teesside International Airport is just over 10 miles away



Rail
1.5 miles north of Middlesbrough Town Centre

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	Strictly by prior appointment with the agents.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C

Key Contacts



Industrials Asset Manager
Elizabeth Harman

+44 (0)800 122 3690



Letting Agent: Industrials - Ruth Axall

180 Great Portland Street, London, W1W 5QZ



enquiries@industrials.co.uk
0800 122 3690

Follow us

