

**To Let
May Sell**



Units 3 & 4 Simcox Court

Middlesbrough, TS2 1UX

 **naylors**

To Let/ May Sell

Industrial Units

2,007 – 4,275 Sq Ft
(186 – 397 Sq M)

- Available now
- Industrial units with office and amenity space
- Recently refurbished
- Good eaves height
- 100% Small Business Rates Relief available (subject to eligibility)



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

Each unit has the following specification:

- Steel portal frame construction with block work and clad walls and steel profile sheet roof covering
- External parking
- Concrete flooring and retro fit LED high bay lighting
- Electric roller shutter doors measuring 3.5m x 5m
- Office and amenity block with one WC each.
- Three-phase electricity supply.
- Unit 4 has a minimum eaves height of 5.17m and a maximum being 7.13m.
- Unit 3 has a minimum eaves height of 6.52m with a maximum of 7.55m.

Accommodation

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

Unit 4: 2,268 sq ft (210.73 sq m)

Unit 3: 2,007 sqft (186.44 sq m)

Terms

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

Rent

Unit 4: £19,250 per annum exclusive

Unit 3: £17,250 per annum exclusive

Combined: £36,500 per annum exclusive

Rent

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Unit 3: £17,250 per annum exclusive

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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.

Rateable Value

Unit 4: £11,500 (April 2026)

Unit 3: £10,250 (April 2026)

EPC

Unit 4: B 48

Unit 3: C 55

Legal Costs

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

VAT

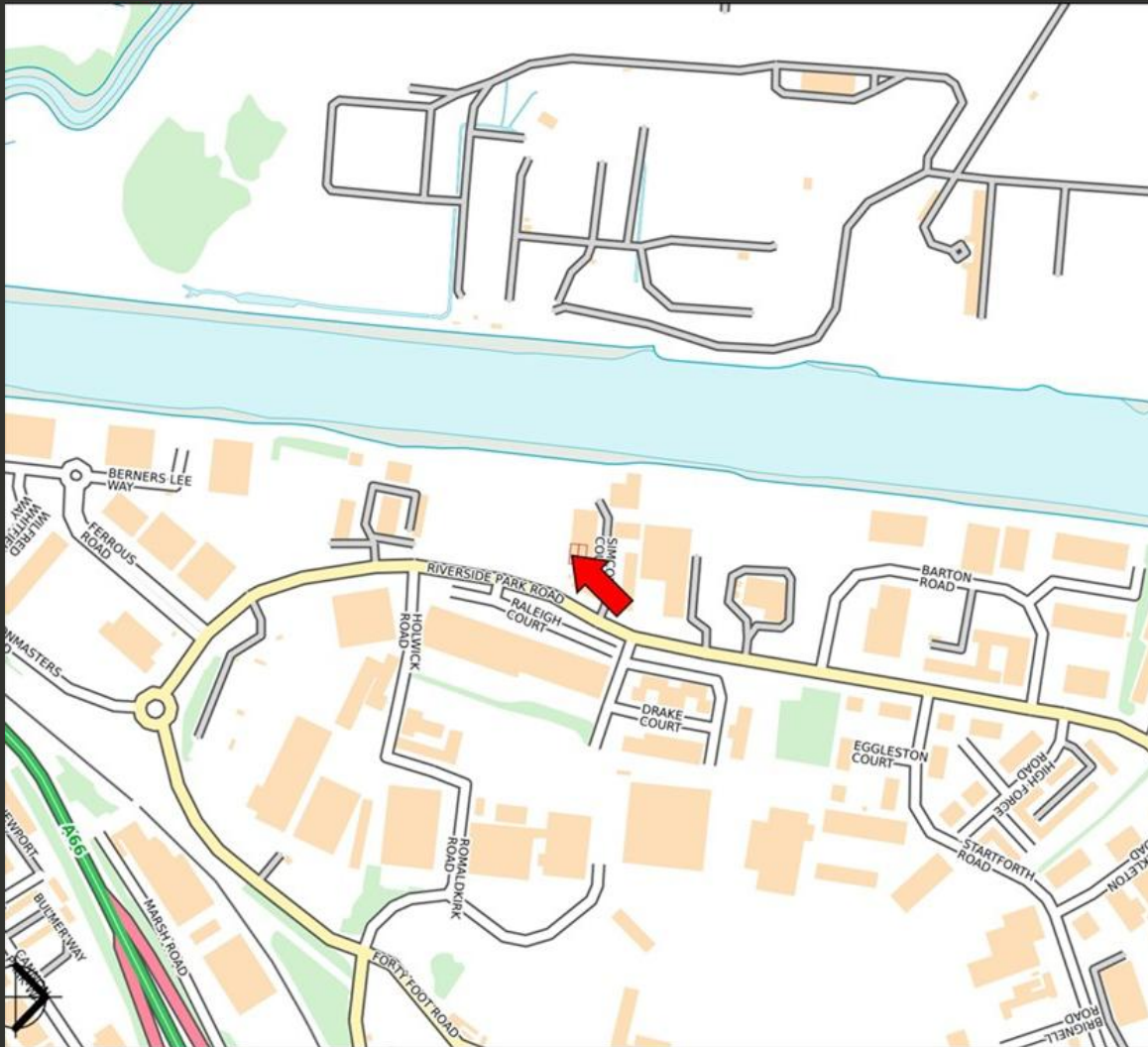
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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) / purchaser(s).



*Proposed Elevation Post Refurbishment



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