

Industrial

# UNIT 2 | TRIDENT BUSINESS CENTRE

Startforth Road, Middlesbrough, TS2 1PY

## UNIT 2 | 3,682 SQ FT

Refurbished modern industrial  
accommodation

Benefitting from 7m eaves height, office space, WC facilities, and generous car parking, this unit is the ideal size for a variety of uses including workshops, storage and distribution, or trade counter. Trident Business Centre is a popular and well maintained estate in a strong industrial location.

Lease Type

New



### Unit Summary

- ☒ 24 Hour Access
- ☒ Ideal Trade Counter Units
- ☒ Flexible Space
- ☒ Turning Circle
- ☒ Storage Unit
- ☒ Well Maintained Estate



|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £27,900.00 | £7.58     |
| Rates              | £6,156.41  | £1.67     |
| Maintenance Charge | £4,900.00  | £1.33     |
| Insurance          | £736.40    | £0.20     |
| Total Cost         | £39,692.81 | £10.78    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

For more info please visit: [unit.info/UIP0101000](http://unit.info/UIP0101000)

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### 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  
A66: 1 mile



Airport  
Teesside International Airport: 10 miles



Rail  
Middlesbrough Train Station: 1 mile

### 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       | Contact us now to arrange a viewing.                                                               |
| Legal Costs    | Each party will be responsible for their own legal costs incurred.                                 |
| EPC            | B (48)                                                                                             |



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### Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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