

Industrial

# Unit 10 | Trident Business Centre

📍 Startforth Road, Middlesbrough, TS2 1PY

## Unit 10 | 3,421 sq ft

Modern industrial accommodation available now

This unit can be occupied for a diverse range of uses, including light industrial and manufacturing, storage, trade counter and leisure (subject to change of use). Benefiting from generous front of unit car parking and good loading and circulation space, the unit contains modern office accommodation, WC and kitchen facilities.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- Office Accommodation
- Premier Industrial Location
- 24 Hour Access
- Flexible Space
- Well Maintained Estate

[View Virtual Tour →](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£29,300.00	£8.56
Rates	£5,796.00	£1.69
Maintenance Charge	£4,500.00	£1.32
Insurance	£684.20	£0.20
<b>Total Cost</b>	<b>£40,280.20</b>	<b>£11.77</b>

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/UIP0101008](http://unit.info/UIP0101008)

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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  
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.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (60)

## 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 Industrials."



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