

FOR SALE

WAREHOUSE/INDUSTRIAL UNIT, TEESSIDE

20,135 ft² on 1.4 acres
1 Startforth Road,
Middlesbrough TS2 1PT

- 20,135 sq. ft. on 1.4 acres
- Freehold
- Detached open plan unit
- Well established industrial estate
- 5m internal eaves height



TS2 1PT

Startforth Road

Riverside Park Road

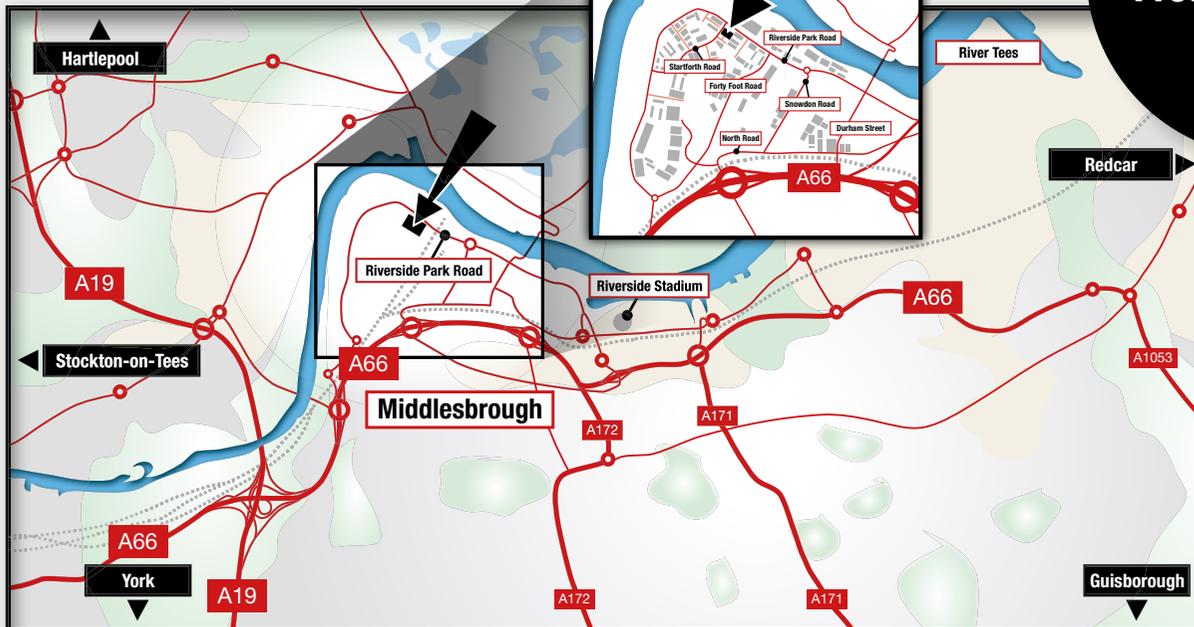
what3words
Fresh.Wins.Sing

Location

The property is located within the Riverside Park Industrial Estate, situated to the north of the A66. The A66 provides good connectivity across the region, linking directly to the A19 and the wider road network.

Riverside Park is a well-established and popular industrial estate, home to a range of local and national occupiers, benefitting from its proximity to Middlesbrough town centre and Teesport.

The property occupies a corner plot at the junction of Riverside Park Road and Startforth Road, providing roadside prominence and good access.





Description

A detached rectangular shaped steel portal frame building, until recently used as a vehicle bodyshop.

The property is single storey, with a clear eaves height of 5 metres, and comprises workshop, office, WC and ancillary accommodation.

Externally, there is a reasonable yard area, providing sufficient external parking and/or storage.

There are presently workshop ramps and spray booths in situ which can be removed or acquired by way of separate negotiation.

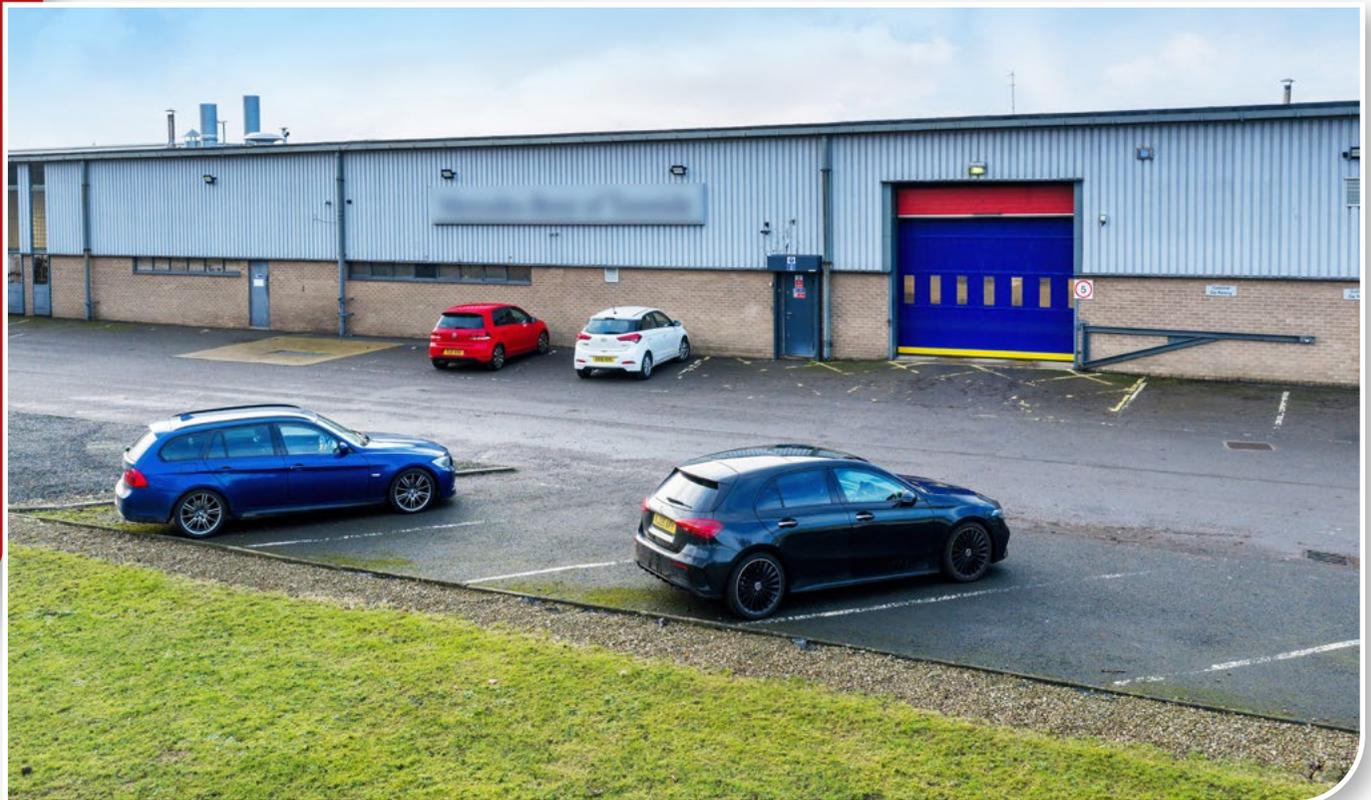


Site Area

The property has a total site area of 1.4 acres.

Floor Areas

	SQ M	SQ FT
Warehouse	1,870.58	20,135



Tenure

The property is available on a freehold basis.
Price upon application.

Rating Assessment

Rateable Value £71,500 (1st April 2026).

Services

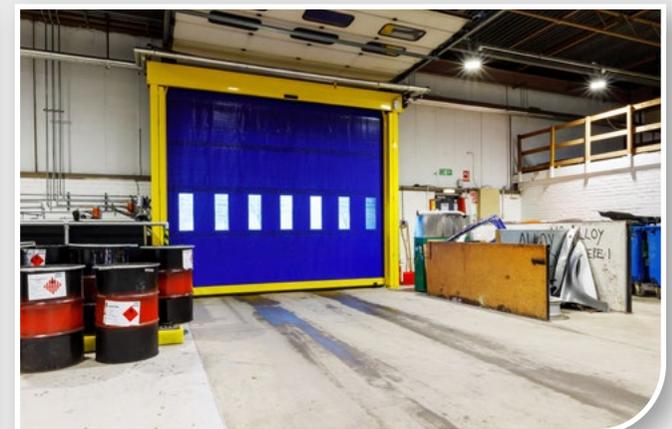
We understand all mains services are available to the property.

EPC

The property has a current energy rating of C61
valid until 29 January 2036.



TS2 1PT





Terms

Freehold. Price upon application.

VAT

VAT will be payable on the property at the prevailing rate.

Costs

Each party will be responsible for its own transactional costs.

AML

The purchaser will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.





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