

FOR SALE

Potential Development Land

Riverside Park Road, Middlesbrough TS2 1RT

- Established Business Park Location
- River Tees Frontage
- Accessed via Riverside Park Road
- Freehold
- Approx. 2.3 Ha (5.7 Acres)

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Connect Property North East

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LOCATION / DESCRIPTION

Riverside Park is one of Teesside's premier business locations situated close to Middlesbrough Town Centre and adjacent to the A66(T) which provides direct access to the A19(T) and A1(M) and the region's road network beyond.

Teesside is home to the largest integrated chemical complex in the UK and second largest in Western Europe in terms of manufacturing capacity, whilst Teesport, 10 miles to the east, is one of the largest ports in the UK and within the top 10 in Europe.

The site is accessed directly from Riverside Park Road with frontage to the River Tees and sits in close proximity to a number of industrial, office and trade related uses.

PRICE

The site is available For Sale with offers invited in the region of £385,000 exclusive.

PLANNING & USE

We understand that the site will be considered appropriate for employment related uses and recommend that interested parties contact us directly to discuss in greater detail.

SITE CONDITIONS

Interested parties should satisfy themselves as to site conditions.

SERVICES

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.

TENURE

Our client is seeking to dispose of the site Freehold.

PURCHASERS COSTS

Each party shall be responsible for their own legal and professional costs incurred as part of any transaction.

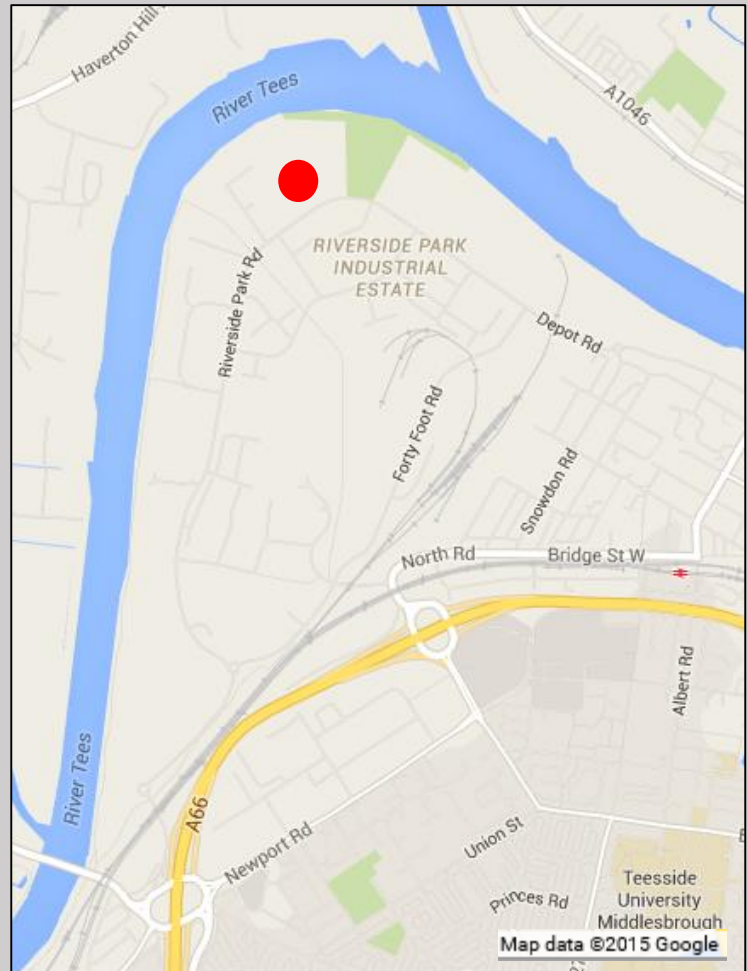
FURTHER INFORMATION

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