

FOR SALE

Unit 3B Rivergreen Business Centre, Queens Meadow,
Hartlepool, TS25 2DL

Price: £320,000



- ❖ High specification hybrid unit
- ❖ Floor area of 614 sq m/ 6,625 sq ft
- ❖ Prominent position with excellent road links
 - ❖ Office content approximately 50%
- ❖ Central heating to offices and 6 m eaves height to production area

Description

High quality light industrial unit with office content of approximately 50% situated on Queens Meadow Business Park. The property is awaiting final fix. The property can be purchased as seen or alternatively our client will complete the final fix at cost.

Location

Queens Meadow Business Park is situated approximately 4 miles to the southwest of Hartlepool Town Centre. The business park has frontage onto the A689 which links directly to both the A19 and A1(M). The strategic location provides excellent access throughout the Tees region.

Accommodation

The property is arranged to on the ground floor to provide a reception area, WC's, offices and lift to first floor. The warehouse/production area has 6 m eves height, automatic loading doors, 3 phase electricity and gas space heating. The first floor provides open plan office accommodation. The floor areas are:

| Description | Area Sq M | Area Sq Ft |
|-----------------|------------|--------------|
| Offices | 319 | 3,441 |
| Production Area | 295 | 3,185 |
| Total | 614 | 6,625 |

Services

As far as we are aware the property has mains supplies of gas, water and electricity in addition to mains drainage.

Interested parties should satisfy themselves in this regard.

Energy Performance Certificate

The building is not completed as yet.

Full Certificate will be available prior to completion of a letting or sale.

Terms

For Sale on a leasehold basis for a term of approximately 110 years at a peppercorn rent.

Full details and terms available on request.

Rating Assessment

The property is yet to be assessed for business rates.

The UBR for the period 2021/2022 is 51.2p in the pound. Small Business Relief or other discounts may be available subject to meeting qualification criteria.

Please contact your local authority for more information.

