



TO LET

55 – 57 Albert Road, Middlesbrough TS1 1NG

- Second Floor Offices
- Town Centre Location
- Close to Middlesbrough Train Station
- Dedicated Access
- Main Road Frontage
- Close to Middlesbrough College
- Popular Professional Services Office Location

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

SITUATION/DESCRIPTION

The premises are situated fronting Albert Road, one of the prime business locations within Middlesbrough Town Centre, close to Middlesbrough Railway Station and principal shopping areas. Albert Road is close to the A66 Trunk Road which links to the nearby A19 and A1(M) motorway network.

Albert Road has a variety of occupiers including offices, bars and banks together with being close to the law courts, the Town Hall and the Train Station. There are good public amenities and parking close by.

The premises forms part of a three storey mid terrace building which had undergone internal refurbishment. The offices comprises second floor accommodation which is divided into 3 individual office suites.

ACCOMMODATION

	Sq m	Sq ft
Suite 5	84.38	908
Suite 6	40.62	437
Suite 7	39.50	425
Total Second Floor	164.50	1,770

TERMS

The property is available To Let with an asking rent of £9.50 per sq ft plus vat.

SERVICE CHARGE

There will be a service charge payable for the upkeep and maintenance of common parts.

RATING ASSESSMENT

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable Value (second floor) £6,600.

ENERGY PERFORMANCE CERTIFICATE

The EPC has been produced and confirms a D (78) rating.

VIEWING

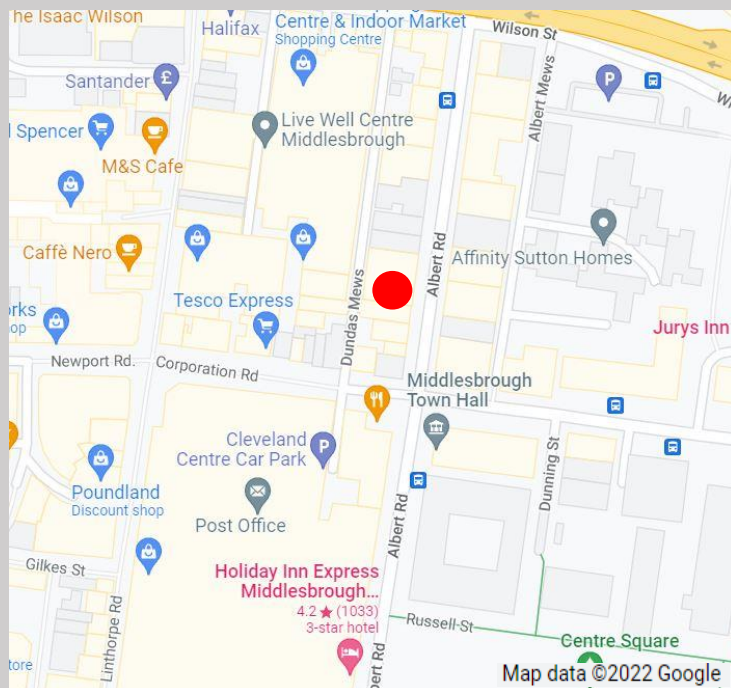
Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk

Andrew Wilkinson ddl: 01642 704932

Email: andrew@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628 4 Halegrove Court, Cygnet Drive, Stockton on Tees TS18 3DB

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk