

TO LET

High-spec Town Centre Office
16-26 Albert Road, Middlesbrough TS1 1PQ

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Albert Road is at the heart of Middlesbrough's business district and offers a prime, central location for local and national organisations. It provides excellent quality office space to companies operating across sectors including financial, legal, recruitment and public services (amongst others).

This eight-storey office building is fitted out to a very high standard, within easy reach of all main transport links (A66 and A19, East Coast mainline and Durham Tees Valley Airport), and close to the town's principle shopping area.

The following suites are available in this building and have the benefit of:

- Raised Access Flooring
- Kitchen / Breakout area
- High Quality Fit-out
- 2 x Shower Rooms
- Suspended Ceilings
- Comfort Cooling
- Led Lighting
- Two Passenger Lifts
- Manned Ground Floor Reception
- Male, Female and Disabled WC's to Common Parts
- Disabled Access

ACCOMMODATION

4th Floor 465 sq m (5,000 sq ft)

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed with an asking rent of £10 per sq ft per annum plus vat.

RATING ASSESSMENT

The suite is assessed for Rating purposes at £32,250. Interested parties should make their own enquiries of the Business Rates Department within Middlesbrough Borough Council on 01642 245432 to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

C (59)

VIEWING

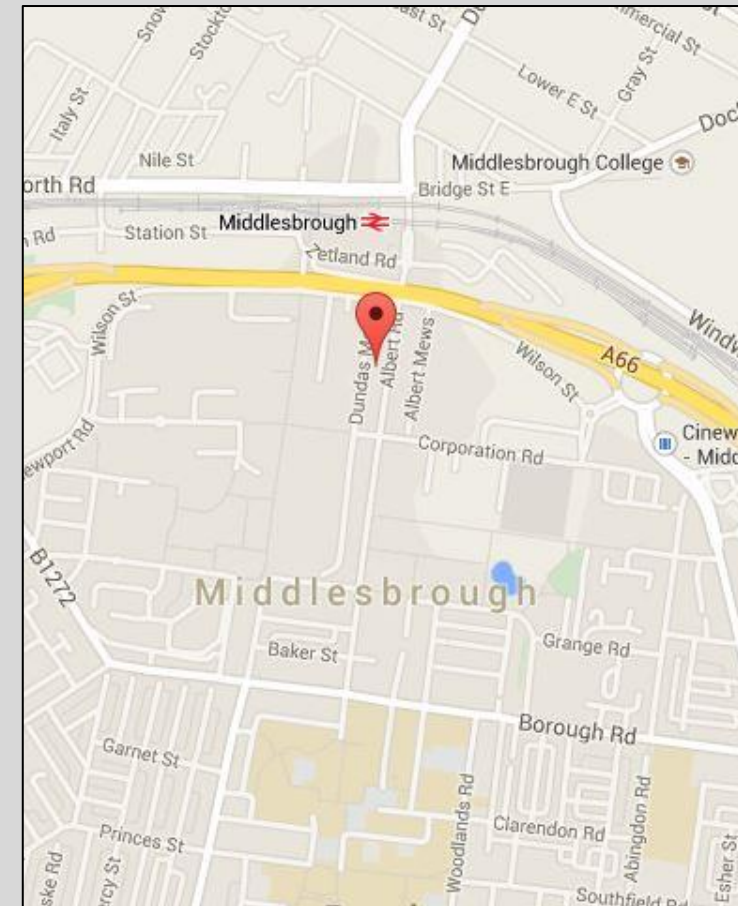
Strictly through the agents Connect Property North East:

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