



TO LET

The Cooperative Buildings, 251-255 Linthorpe Road, Middlesbrough TS1 4AT
Suites from Approx. 32 m² (344 sq ft) to 235 m² (2,527 sqft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is situated on Linthorpe Road, Middlesbrough close to The University of Teesside Campus which has a student population of approx. 30,000 and is located opposite with significant footfall past the building.

Nearby occupiers include Tesco Express, Iceland, Ladbrokes and a range of bars and restaurants. The location also supports niche fashion retail, café and general retail and is perhaps best known for fashion retailer Psyche.

Middlesbrough is situated approximately 40 miles South of Newcastle upon Tyne and 15 miles East of Darlington. The town is the regional commercial centre for the Tees Valley area and has a population of approximately 150,000.

DESCRIPTION

The office accommodation provides open plan workspace finished to a good specification. The accommodation incorporates LED lighting, suspended ceilings, perimeter trunking for power and data and WC and kitchen facilities.

There is DDA compliant passenger lift access to the upper floors.

Externally, there is secure basement car parking.

TERMS

The premises are available To Let by way of a new full repairing and insuring leases for a term of years to be agreed at a commencing rental of £9 per sq ft per

ACCOMMODATION

Briefly, the property comprises the following approximate Net internal Areas:

1 st Floor Suite 2A	(520 sq ft)
1 st Floor Suite 5A	(414 sq ft)
1 st Floor Suite 5	(534 sq ft)
1 st Floor Suite S4	(770 sq ft)
1 st Floor Suite 3	(2,421 sq ft)
2 nd Floor Suite 1	(941 sq ft)
2 nd Floor Suite 4	(2,000 sq ft)
3 rd Floor Suite 1	(2,527 sq ft)

RATING ASSESSMENT

We recommend that interested parties contact the local Rating Authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'C' (58). Full copies of the EPC's are available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

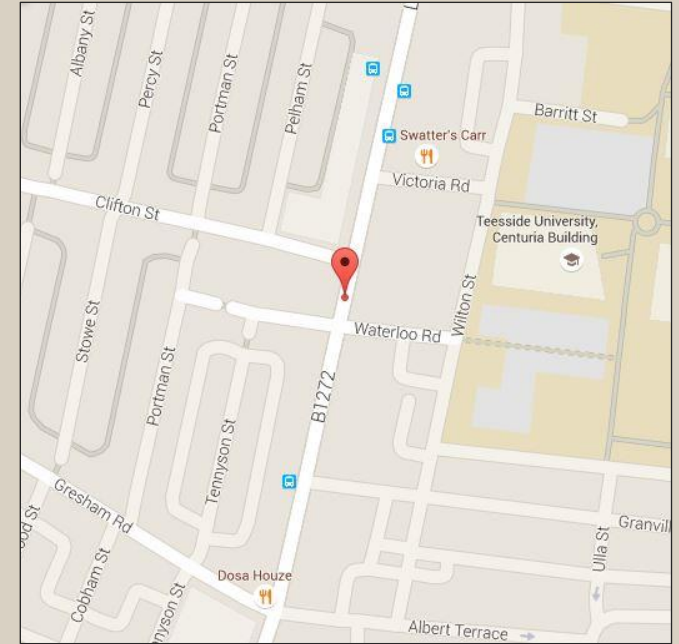
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