



**TO LET**

**BOHO ZERO, Gosford Street, Middlesbrough TS2 1BB**  
*Modern Office Suites from approx. 157 sq ft to 2,000 sqft available*

**CONNECT** NORTH EAST  
**PROPERTY**  
**01642 602001**

## LOCATION

Boho Zero is situated on Gosford Street just off Queens Square within what is the largest town centre regeneration project in the Tees Valley.

The premises are situated close to Middlesbrough Railway Station and the Town Centre with good road links to the A66 dual carriageway and the region's road network beyond.

## DESCRIPTION

Boho Zero is a three-storey office building providing modern high-spec office suites incorporating carpets, double glazing, perimeter data trunking, central heating and LED lighting together with secure car parking for around 60 cars.

The premises have been refurbished to provide modern office accommodation with new entrance/reception, enhanced security, re-cladding of elevations and DDA compliant.

The main features include:

- Manned reception
- Suspended ceilings
- LED lighting
- Carpets
- Double glazed windows
- Heating to individual suites
- Dedicated secure car parking
- On site cafe-bistro

## ACCOMMODATION

Suites of various sizes are available ranging from approx. 157 sq ft to 2,000 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 at a commencing rental of £9.25 plus vat per sq ft per annum.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'C' (74). Full copies of the EPC's are available for inspection if required.

## VIEWING

Strictly through the agents Connect Property North East:

**Tim Carter**

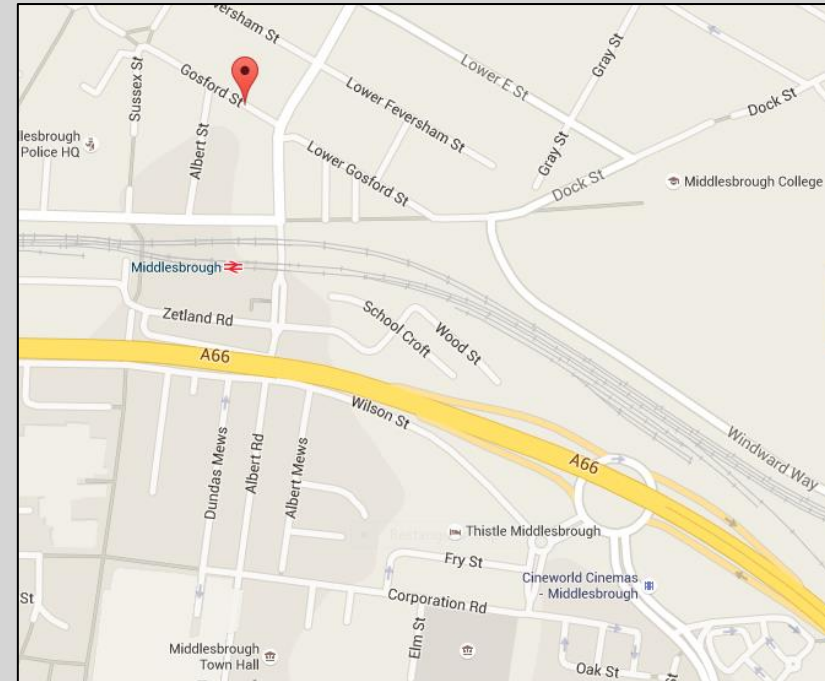
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