



# TO LET

## High Spec Office Suites

Zetland Buildings, Albert Road, Middlesbrough TS1 1DR

- Landmark Building
- 100 Car Parking Spaces Available
- Town Centre Location
- Excellent Public Transport Links
- To Be Refurbished
- 4 Storey Building
- **Suites from 498.42 m<sup>2</sup> (5,365 sq ft) to 3851.45 m<sup>2</sup> (41,457 sq ft)**

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## LOCATION

Zetland Buildings is a landmark building at the junction of Albert Road and Exchange Place in Middlesbrough town centre. It is at the heart of the business district and offers a prime central location for local and national organisations.

## DESCRIPTION

The building provides excellent quality space suitable for companies operating across sectors including financial, legal, recruitment and public services (amongst others).

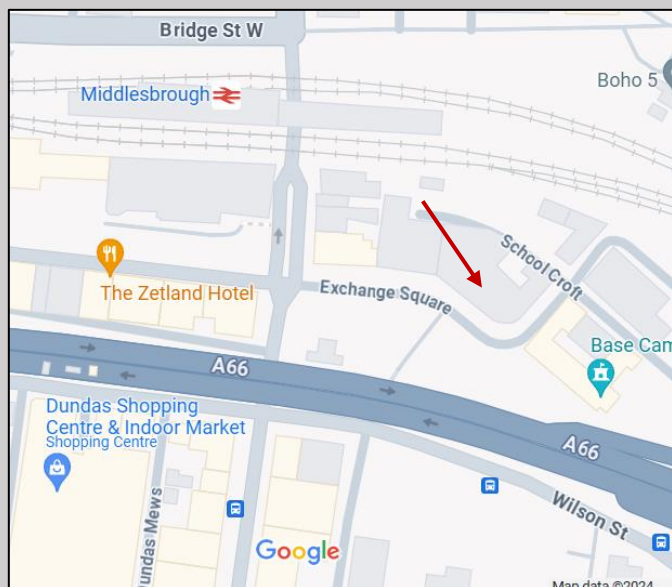
This refurbished, four storey, Grade II listed building is to be fitted out to a very high standard and is within easy reach of all main transport links (A66 and A19, East Coast mainline and Teesside International Airport) and close to the town's principle shopping area.

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

- raised access floors
- suspended ceilings
- comfort cooling
- led lighting
- male, female and accessible WC's

## ACCOMMODATION

Suite	Sq m	Sq ft
Ground Floor LHS	523.32	5,633
Ground Floor RHS	498.42	5,365
First Floor	1,212.65	13,053
Second Floor	1,212.65	13,053
Third Floor	246.32	2,651
Reception	158.09	1,702
<b>Total</b>	<b>3,851.45</b>	<b>41,457</b>



## TERMS

Accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews at an asking rent of £12.50 per sq ft per annum plus vat.

## BUSINESS RATES

The ground floor reception and upper floors are assessed for Rating purposes at £164,000.

The ground floor RHS & LHS are yet to be assessed and we recommend that all interested parties contact the Local Authority to establish the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Ground Floor RHS C (70)

Ground Floor LHS C (70)

Part GF & Uppers C (71)

## VIEWING

Strictly through the agents Connect Property NE:

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