



TO LET

Refurbished Office Suites
Prudential House, 27-33 Albert Road, Middlesbrough TS1 1PE

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Prudential House is situated fronting Albert Road one of the principal business locations in the Town Centre, close to a number of banks and recruitment agencies as well as Middlesbrough Railway Station and the principal shopping areas. Albert Road is close to the A66 trunk road which links with the nearby A19 and A1(M) motorway network.

DESCRIPTION

Prudential House is a 5 storey lift serviced office building. The office accommodation has been refurbished to provide open plan accommodation with new suspended ceilings incorporating Cat II lighting, perimeter trunking, kitchen facilities and carpets throughout.

SERVICES

We understand that the premises have available main supplies of gas, water and electricity. None of the services have been tested by Connect Property NE and we therefore cannot confirm that they are in full working order.

ACCOMMODATION

Briefly, the accommodation provides the following net internal areas:-

Third Floor (Rear)	150 m ²	(1,615 sq ft)
Third Floor (Front)	164 m ²	(1,770 sq ft)
Fourth Floor (Rear)	121 m ²	(1,300 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 £7.50 per sq ft per annum plus vat.

RATING ASSESSMENT

We have been unable to establish precise rates payable for this accommodation and interested parties should make their own enquiries of the Business Rates Department within Middlesbrough Borough Council

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is as follows:

Third Floor (Front)	Band 'D' (89)
Third Floor (Rear)	Band 'D' (76)
Fourth Floor (Rear)	Band 'C' (60)

Full copies of the EPC's are available for inspection if required.

VIEWING

Strictly through the agents Connect Property NE:

Tim Carter ddl: 01642 602001

Email: tim@cpne.co.uk



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