

TO LET

231 - 4,266 Sq Ft



OFFICES AT CROWN HOUSE, 7 ZETLAND ROAD, MIDDLESBROUGH, TS1 1EH

- First and second floor serviced office space available, with secure car parking
- Excellent location in central Middlesbrough
- On main pedestrian route from Linthorpe Road to Middlesbrough Station.
- High quality and recently refurbished

DGRE

CROWN HOUSE, 7 ZETLAND ROAD, MIDDLESBROUGH, TS1 1EH

The property provides newly refurbished ground floor retail and serviced first and second floor office accommodation of differing sizes.

Externally, the property benefits from secure car parking to the rear.

The property provides an excellent opportunity for a businesses looking to locate within the major redevelopment area in Middlesbrough town centre.

The locality is part of the MDC (Middlesbrough Development Corporation) area that includes the town centre, Historic Quarter and Middlehaven including the Boho Zone, train station, centre square and Union Village development at Gresham. The MDC has planning powers to expedite the redevelopment of Middlesbrough.

The £35m re-development of the station includes an extension to the existing Platform 2 to cater for intercity rail services and a new Platform 3 to accommodate the planned increase in passenger rail services in the coming years are all part of the huge revamp. With increased passenger numbers the location will get even stronger.

Location

The property is located immediately adjacent to Middlesbrough Rail Station on Zetland Road.

The property is adjacent to the A66 Trunk Road flyover through Middlesbrough Town Centre which links directly to the A19, A1(M) and the region's principal road networks.

The property is located at the junction of Zetland Road and Linthorpe Road. Occupiers in the vicinity include hotels, restaurants, pubs, banks, Town Hall and Subway.

Accommodation

First and second floor offices:

From 231 sqft (21.46 sqm) up-to 770 sqft (71.54 sqm) although large suites can be provided.

Newly refurbished to a high standard.

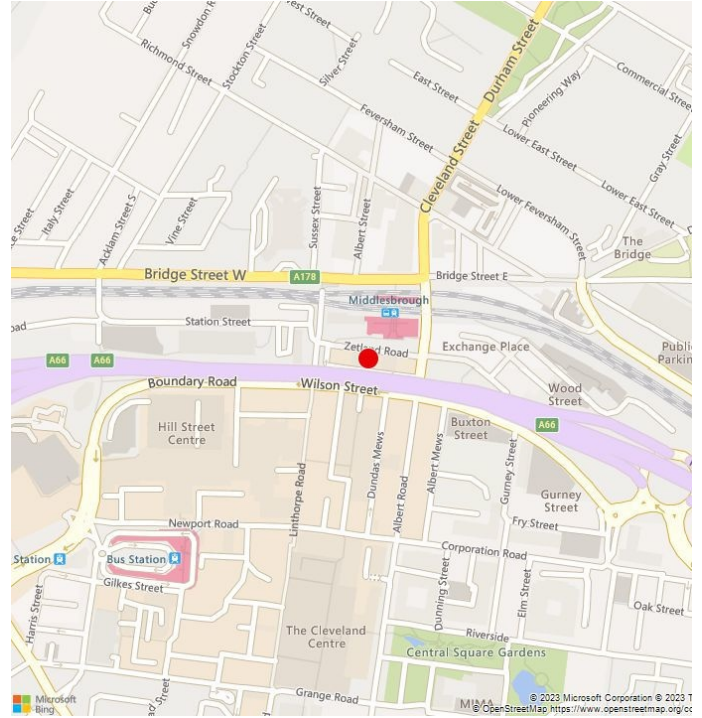
	Sq Ft	Sq M
Office 1	585	54.35
Office 3	285	26.48
Office 4	385	35.77
Office 5	385	35.77
Office 6	285	26.48
Office 21	285	26.48
Office 23	231	21.46
Office 26	770	71.53
Office 27	770	71.53
Office 28	285	26.48
TOTAL	4,266	396.31

Tenure

Office available for £20 per sqft (inclusive of VAT, services costs and a manned reception)

VAT

Inclusive.



Additional Information

Rent

On Application

EPC

We are advised that an EPC has recently been instructed. We are awaiting details.

Viewing

By appointment through DGRE only.

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