

THOMAS:STEVENSON

**Newham House, 96-98 Borough Road,
Middlesbrough, TS1 2HJ**

to-let



Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

Tel: 01642 713303 | Fax: 01642 711177 | Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

Description

The property is located on the north side of Borough Road close to the junctions of Albert Road and Linthorpe Road. This is an established professional office location accommodating a variety of accountants, solicitors, recruitment consultants and estate agency firms amongst others.

The property comprises of retail units/professional offices and has the benefit of heating, carpets, suspended ceiling and fluorescent lighting and lift and is available for immediate occupation. The building has a secure telecom entry system. W.C facilities are located within the common areas on each floor.

Key information

- office / retail
- Middlesbrough
- 964 sqft
- Lift
- Secure telecom entry

Accommodation

The following suites are currently available, largely arranged to provide open plan accommodation:

Ground Floor Front: 89 sq m (964 sq ft)

Second Floor Rear: 89 sq m (966 sq ft)

Third Floor Front: 90 sq m (969 sq ft)

Third Floor Rear: 90 sq m (969 sq ft)

Tenure

Each suite is available on a new lease in multiples of 3 or 5 years and are plus VAT.

Ground Floor Front: £6,000 pa

Second Floor Front: £6,200 pa

Third Floor Front: £6,000 pa

Third Floor Rear: £6,000 pa

Business rates

Interested parties should contact Middlesbrough Borough Council for the business rates payable as small business relief may be applicable.

Legal costs

Each party will be responsible for their own legal costs associated with the transaction.

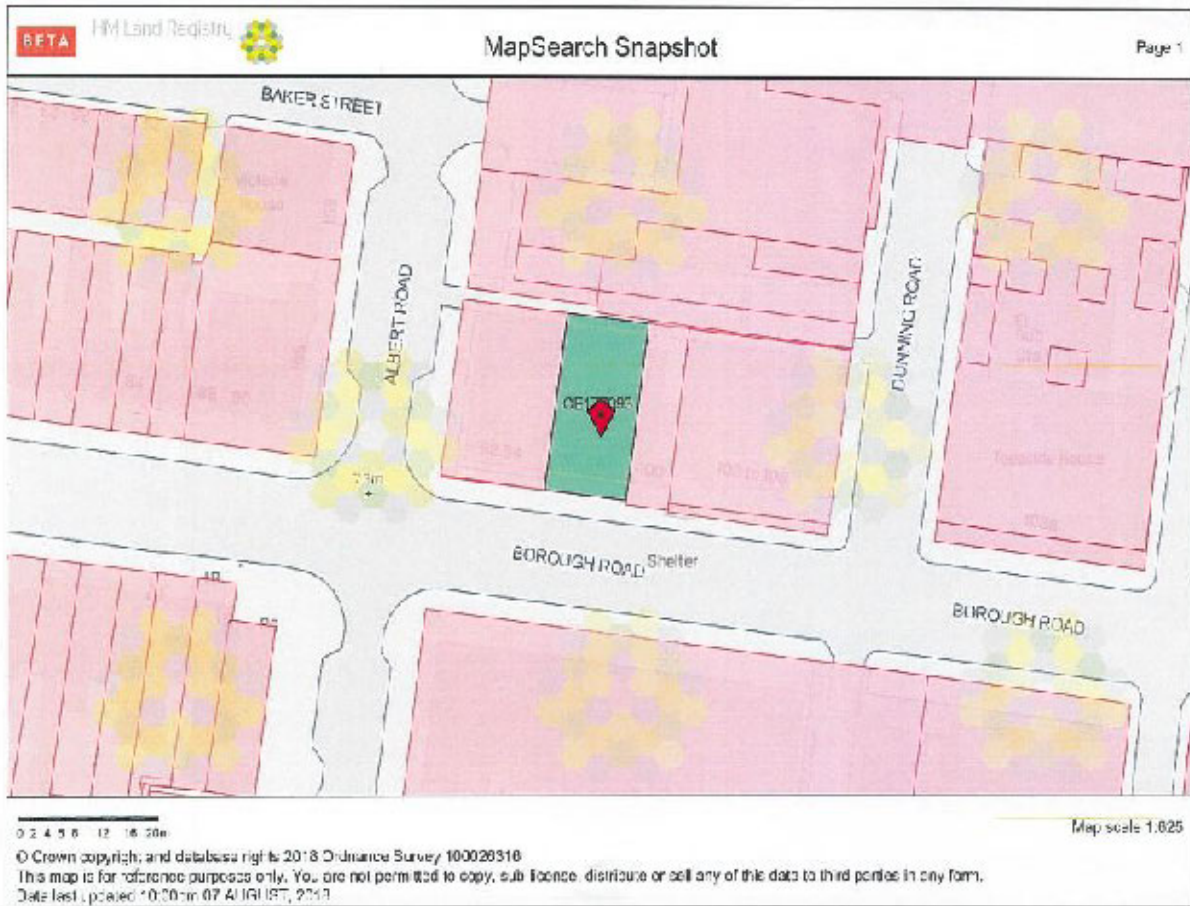
Energy performance rating

The Energy Performance Asset Rating is 118 (Band E).



Viewing

Viewing strictly through appointed agents: Thomas Stevenson. Tel 01642 713303



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

1. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract:
2. Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy:
3. No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
4. Prices/rents quoted in these particulars may be subject to VAT in addition; and
5. Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Wellington House, Wellington Court, Preston Farm Business Park, TS18 3TA

Tel: 01642 713303 | Fax: 01642 711177 | Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk