



TO LET

**The Tad Centre
Ormesby Road
Middlesbrough**

**OFFICE SUITES
UP TO 20,000 SQ. FT**

**INDIVIDUAL SUITES
FROM 200 SQ. FT
TO 10,000 SQ. FT**

- Conference Facilities for up to 200 people
- Onsite Meeting Rooms
- Onsite Day Nursery
- Recently Refurbished
- Large Parking Allocation

Location

The property is within walking distance of Middlesbrough Town Centre and is immediately adjacent to Ormesby Road. The immediate location is predominantly residential property, however the property backs onto Morrison's Supermarket. It is approximately 1 mile away from James Cook Hospital.

The property is approximately 1.5 miles away from the A66 Trunk Road which is the main ring road bypassing Middlesbrough Town centre which links directly to the A19, A1(M) and the regions principle road networks beyond. Middlesbrough is situated approximately 40 miles south of Newcastle upon Tyne and 10 miles east of Darlington.



Terms

The premises are available to let either as part or whole by way of a new full repairing and insuring lease for a term of years to be agreed.

Energy Performance Certificate

The Display Energy Certificate has an asset rating of C(62).

Rating

The quoting price is £20 per sq ft all inclusive of rents, rates and service charge.

Legal costs

Each party is to pay their own legal costs



Description

The premises provides a newly refurbished open plan office accommodation and is fitted out to a high specification. The accommodation can include raised floors, suspended ceilings with Cat II lighting, which can be agreed as part of a bespoke fit out.

The premises has lift access to all floors with male and female w.c accommodation on all floors.

Externally, the premises provide ample car parking for the building and car parking spaces can be available upon request.





Viewings and Further Information

Strictly by appointment with the agents:

Contact: **George Williams**

Tel No: **01642 426 922**

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Sanderson Weatherall

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