



# TO LET

## PROPERTY SUMMARY

- High Specification office building
- Waterside frontage
- Prestigious reception hall
- Car parking ratio of 1:270 sq. ft.

**Modern Grade A1 Office Accommodation**

**Ground & First Floor Hudson Quay, Middlehaven,  
Middlesbrough, TS3 6RT**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

Hudson Quay comprises 2 high specification office buildings which benefit from a waterside frontage.

Hudson Quay offers an outstanding location with direct access to the A66 and offers a superb and prestigious location for your company.

The buildings are a short walk from Middlesbrough town centre and its amenities.

## Description

The premises provides a suite of modern grade A1 offices which benefit from:

- Prestigious reception hall
- Flexible open floor plates
- Suspended ceilings with CAT II lighting
- Call centre configuration
- Fully disabled complaint
- 2.8m clear floor to ceiling height
- Car parking ratio of 1:270 sq. ft.
- Metal ceiling tiles

## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground & First floor	464 – 1,393	5,000 – 15,000

## Rates

The valuation office website shows a 2017 rateable value of £58,000 per annum.

The current UBR (Uniform Business Rate) is 47.9 pence in the pound for the 2017-2018 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

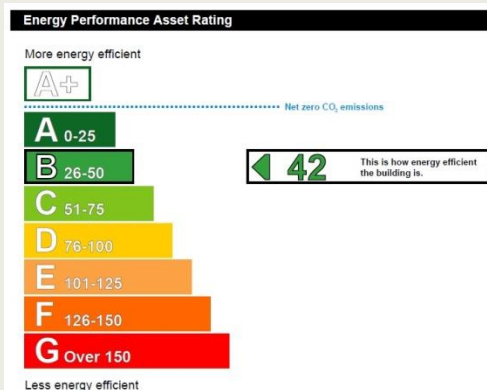
## Terms

The accommodation is available to let for a term of years to be agreed on a new full repairing and insuring lease.

Please contact us to discuss your requirements.

## EPC

The building has an energy assessment rating of B(42). A full copy of the EPC is available upon request.



## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Legal Costs

Each party to bear their own legal costs in connection with this transaction.

## Further Information

Strictly through the Sole Agents Dodds Brown.



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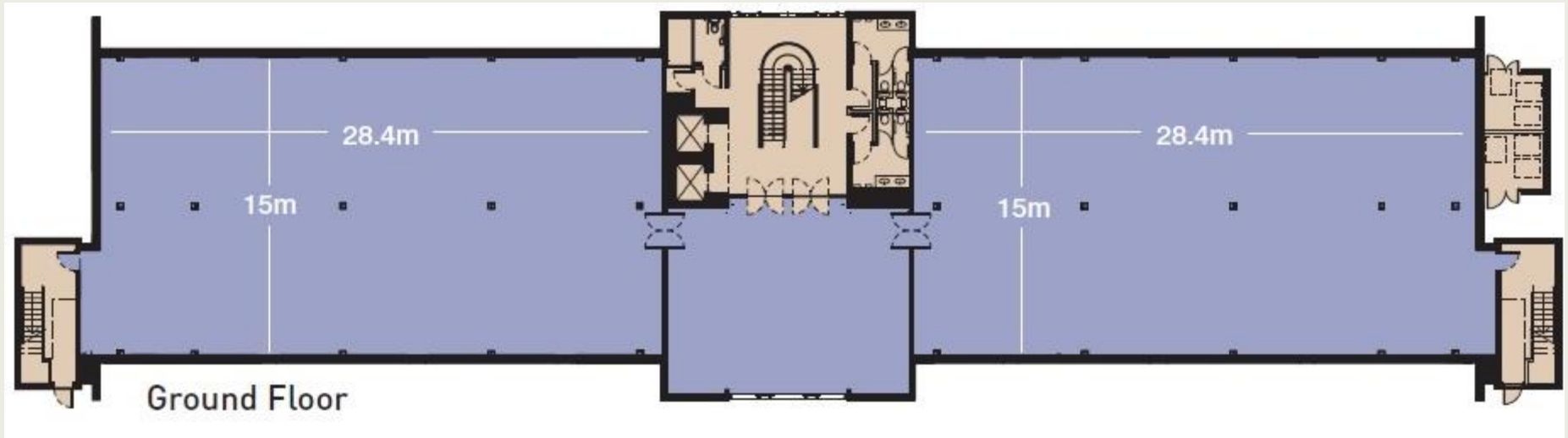
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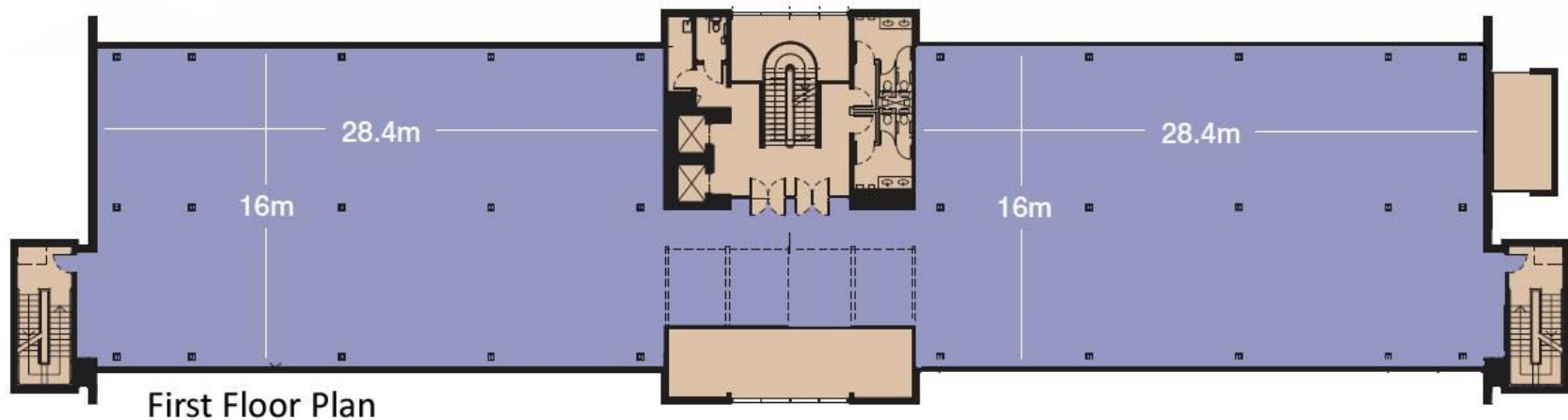
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