

To Let

**PROPERTY
SUMMARY**

- Close to Middlesbrough Town Hall and new bars and restaurants.
- Area undergoing major transformation
- First and second floor accommodation
- Parking available

First and Second floor offices
55-57 Albert Road, Middlesbrough, TS1 1NG



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is on the western side of Albert Road close to the junction with Corporation Road.

Albert Road has a variety of occupiers including office users, bars and banks together with being close to the law courts.

There are good public amenities and parking close by.

The area is undergoing major transformation with the refurbishment of the Town Hall, a new restaurant pitch on Albert Road including Le Bistro Pierre (Opened September 17) and Turtle Bay (opened April 17) and the conversion of Centre North East into student accommodation.

Description

The premises forms part of a three storey mid terraced building which has undergone internal and external refurbishment.

The offices comprise first and second floor accommodation which are currently divided into 7 individual office suites, 4 on the first floor and 3 on the second floor.

There is a kitchen and male and female toilets on each floor.

There are also 2 parking spaces allocated to the building at the rear of the ground floor which is accessed from Dundas Mews.

Accommodation

Unit	m ²	ft ²
First floor		
Suite 1	9.08	98
Suite 2	65.13	701
Suite 3	38.22	411
Suite 4	39.19	422
Total First floor	151.62	1,632
Second Floor		
Suite 5	84.38	908
Suite 6	40.62	437
Suite 7	39.50	425
Total Second floor	164.50	1,770
TOTAL UPPER FLOORS	316.12	3,402

Rates

The valuation office shows a 2017 rateable value of:

First floor - £7,900 per annum.

Second floor - £6,600 per annum.

The current UBR (Uniform Business Rate is 47.9 pence in the pound for the 2017-2018 period. For the exact amount payable, please call Middlesbrough Council on 01642 729007.

Terms

The property is available by way of a lease for a minimum term of 5 years

Offers are invited based on £7.50 per square foot exclusive.

VAT

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

Legal Costs

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

Energy Performance Certificate

This property has an energy rating of D(78) A full copy of the EPC is available upon request.



Further Information

Strictly through the Sole Agents Dodds Brown

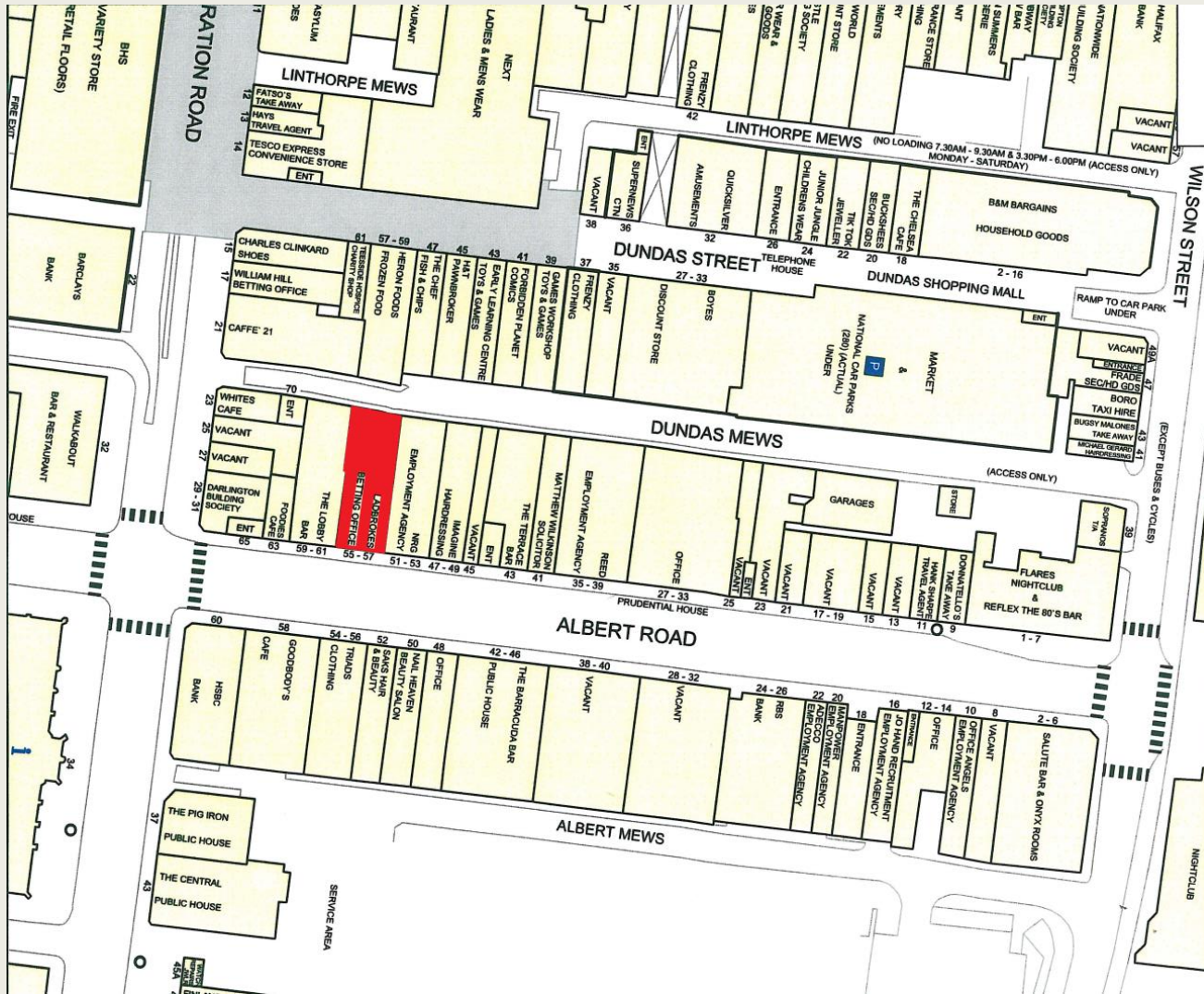


Richard Wilson
01642 244130
07894 256 309
r.wilson@doddsbrown.co.uk

Offices at 55-57 Albert Road, Middlesbrough, TS1 1NG



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