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TO LET

First/Second Floor Office Accommodation

55 Albert Road, Middlesbrough

Rent – Flexible Rent/Terms Available



SITUATION/LOCATION

The property is situated in the centre of Middlesbrough towards the northern end of Albert Road and within walking distance of all town centre amenities. Albert Road is a mixed use area with occupiers including bars, banks and solicitors. There are good public transport links within close proximity as well as convenient road access via the A66 trunk road providing links to the A19 and A1M.

PARKING

There are two parking spaces allocated to the building to the rear which is accessed from Dundas Mews. There is also meter parking on Albert Road together with multi storey parking at Zetland Street and the Cleveland Centre. Free parking for the first two hours in all Council operated town centre car parks is also available.

PREMISES

The property forms part of a three storey mid terraced building which has undergone full internal and external refurbishment over recent years comprising self contained office suites on first and second floors.

SPECIFICATION

The individual suites are carpeted and benefit from suspended ceilings with integral lighting, perimeter trunking and door entry system. Newly fitted kitchen and wc facilities are also provided.

ACCOMMODATION

First Floor

Suite One	9.08sq.m.	(98sq.ft.)
Suite Two	65.13sq.m.	(701sq.ft.)
Suite Three	38.22sq.m.	(411sq.ft.)
Suite Four	39.19sq.m.	(422sq.ft.)

Second Floor

Suite Five	84.38sq.m.	(908sq.ft.)
Suite Six	40.62sq.m.	(437sq.ft.)
Suite Seven	39.50sq.m.	(425sq.ft.)
Total NIA	316.12sq.m.	(3,402sq.ft.)

TENURE

Leasehold

LEASE TERMS

The offices are available by way of effectively a full repairing and insuring lease for a term of years to be agreed.

COSTS

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

AGENTS NOTE

Assignment of the lease/granting of the tenancy is subject to landlord's consent. The purchaser of the business/prospective tenant will be required to provide as a minimum, satisfactory references for the landlord's approval and may require additional information depending upon the experience and trading history of the purchaser/prospective tenant. The purchaser/prospective tenant is advised to take their own solicitors advice for guidance in this regard.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

We are advised by Middlesbrough Borough Council that the premises are listed in the current rating list from April 2017 at

First Floor £7,900
Second Floor £6,600

Interested parties should make enquiries with Middlesbrough Borough Council on 01642 245432 for precise rates payable.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

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These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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