



Sanderson
Weatherall

TO LET

Refurbished Office Accommodation



BOHO 6 LINTHORPE ROAD, MIDDLESBOROUGH, TS1 1TX

sw.co.uk



Newly Refurbished open plan offices

Suites available from 300 sq ft to 30,000 sq ft

Ample car parking

Adjacent to the A66 Trunk Road

Each party is to bear their own Legal Costs

EPC – Further details upon request

Terms

The premises are available To Let either in part of whole by way of a new effective full repairing and insuring lease for a term of years to be agreed

Location

The premises are located immediately adjacent to Middlesbrough Railway Station on Linthorpe Road. Linthorpe Road is the principal retail shopping area of Middlesbrough Town Centre.

The premises are adjacent and prominent to the A66 Trunk Road which is the main ring road bypassing Middlesbrough Town Centre which links directly to the A19, A1(M) and the region's principal road networks beyond. Middlesbrough is situated approximately 40 miles south of Newcastle upon Tyne and 10 miles east of Darlington.

Description

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

The premises have lift access to all floors with male and female WC accommodation on all floors.

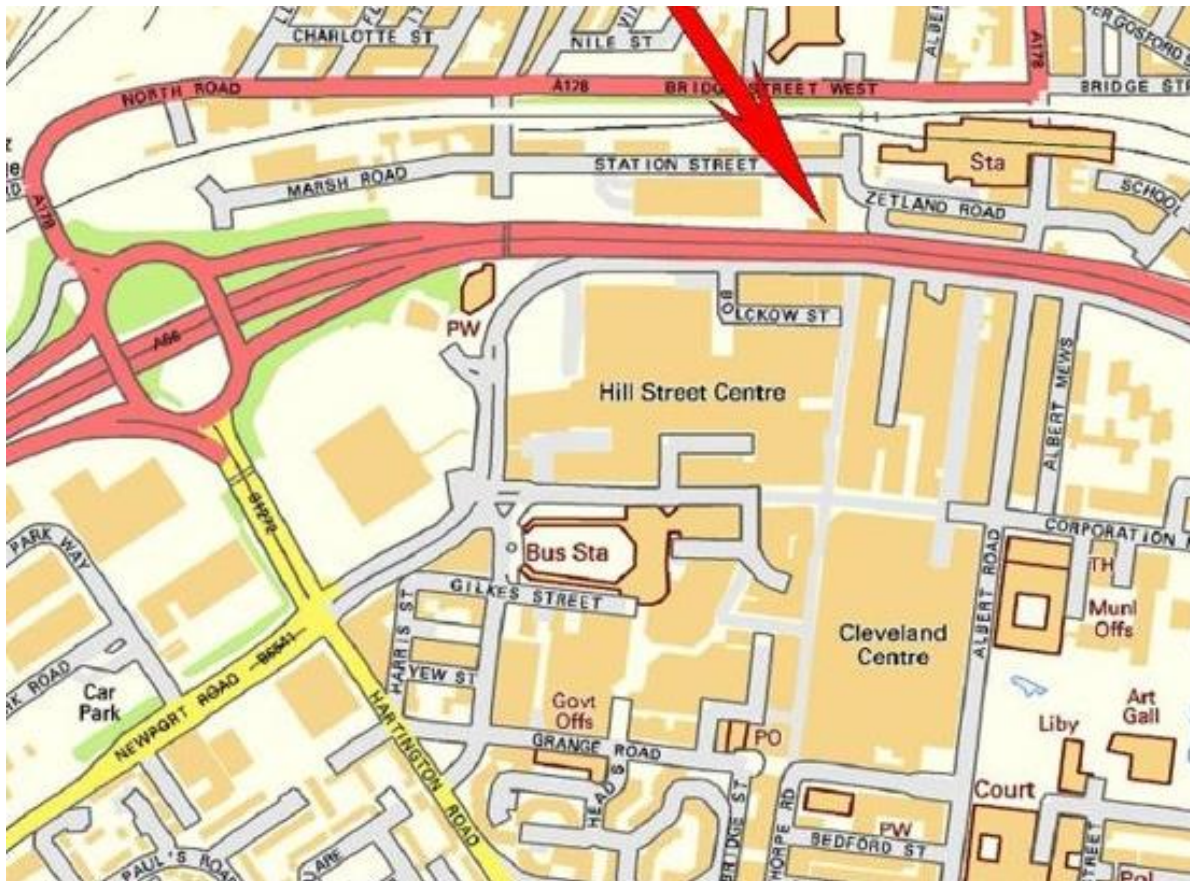
Externally, the premises provide car parking for approximately 30 vehicles with a number of public and private car parks in the nearby vicinity.

Accommodation

First Floor Description	Sq ft (Sq M)	Rent (per month)
Suite 4	385 (35.8)	£770
Suite 11	385 (35.8)	£770
Suite 15	200 (18.6)	£400
Suite 18	285 (26.5)	£570
Suite 19	385 (35.8)	£770
Second Floor Description		
Suite 21	285 (26.5)	£570
Suite 22	200 (18.6)	£400
Suite 23	231 (21.5)	£462
Suite 24	200 (18.6)	£400
Suite 26	385 (35.8)	£770
Suite 27	385 (35.8)	£770
Suite 28	285 (26.5)	£570

Rating

The quoting price is all inclusive of rent, rates and service charge



Viewings and Further information

Strictly by appointment with the agents:

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Sanderson Weatherall

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