



# TO LET

## Town Centre Office Suites

100 Russell Street, Middlesbrough TS1 2AD

- Town Centre Location
- Dedicated Barrier Controlled Car Park
- 49 Car Parking Spaces
- Established Commercial Location
- Close to Middlesbrough Train & Bus Station
- DDA Compliant Access
- High Specification
- From 5,865 sq ft to 29,327 sq ft

**Contact:** Tim Carter

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Tel:** 01642 704930

**Connect Property North East**  
4 Halegrove Court  
Cygnet Drive  
Preston Farm Business Park  
Stockton on Tees  
TS18 3DB

Tel: 01642 602001

[www.cpne.co.uk](http://www.cpne.co.uk)

## LOCATION

Russell Street is situated in Middlesbrough town centre adjacent to the Law Courts and Central Gardens. Access to the front of the premises can be gained direct from Russell Street and Elliot Street via the car park to the rear of the premises.

Russell Street links into Marton Road to the east and provides direct access to the A66 Middlesbrough bypass. The A66 provides access to the A19 which provides links to the north and south of the region.

## DESCRIPTION

The property benefits from the following specification: -

- Dedicated reception area
- Open-plan regular floor plates and fully carpeted throughout
- Gas fired central heating
- Perimeter trunking and vertical drops down on central columns
- Suspended ceilings with both LED lighting and recessed lighting to the ground floor, recessed lighting to the first floor and LG3 lighting to the second floor
- Two, 13-person passenger lifts
- Comfort cooling to the second floor
- Male and female toilets on each floor
- Barrier control car park providing 49 car parking spaces and secure car parking for four vehicles
- Shower Facilities

## ACCOMMODATION

The provides following the net internal area;

Floor	Sq m	Sq ft
Part Ground	445.00	5,865
First	1,089.90	11,731
Second	1,089.90	11,731
TOTAL	2,724.67	28,327
Garage Block	72.00	775

## TERMS

Available to let with full terms available upon application.

## RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority we are informed that the property needs to be re-assessed for rating Purposes.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

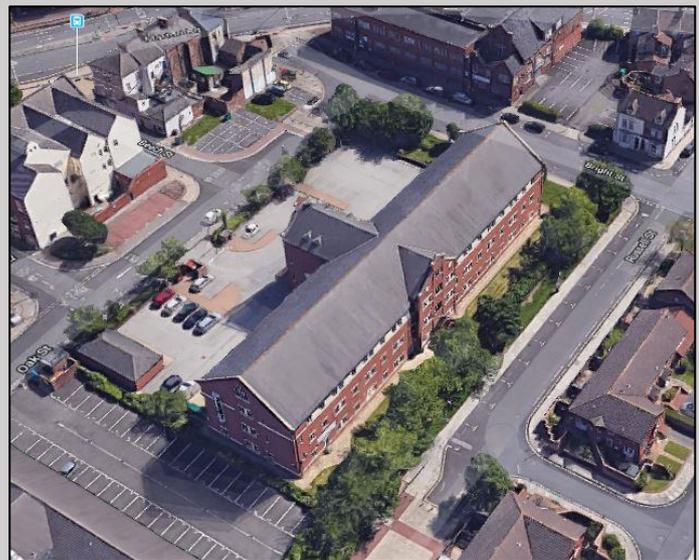
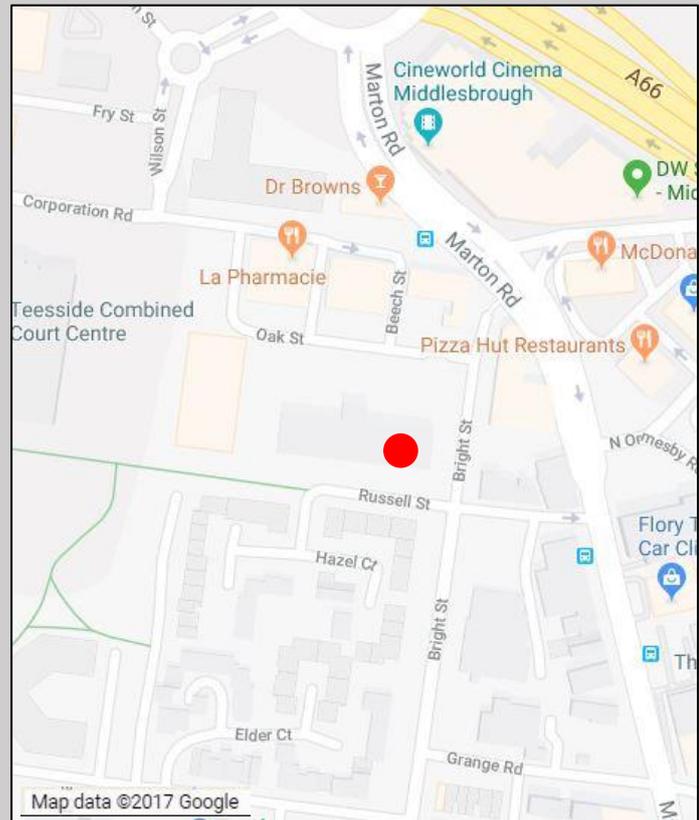
## ENERGY PERFORMANCE CERTIFICATE

The suites range from C (75).

## VIEWING

Tim Carter ddl: 01642 704930

Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628 4 Halegrove Court, Cygnet Drive, Stockton on Tees, TS18 3DB