



# TO LET

**New Exchange Building, Queen's Square, Middlesbrough TS2 1DU**

- Ground Floor Offices
- Self-Contained
- Central Location
- Opposite Middlesbrough Train Station
- Main Road Frontage
- Close to Middlesbrough College
- Popular Professional Services Office Location
- **Business Rates Exempt for Qualifying Small Businesses**

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**Connect Property North East**  
[www.cpne.co.uk](http://www.cpne.co.uk)

## SITUATION/DESCRIPTION

The premises are located fronting Queen's Square within Middlesbrough's Historic Quarter, one of the prime business locations within Middlesbrough Town Centre. Middlesbrough Railway Station is immediately opposite and the principal shopping areas a short distance away. The A66 Trunk Road which links to the nearby A19 and A1(M) motorway network is within close proximity.

Queen's Square has a variety of occupiers including offices, bars and residential together with being close to the law courts, Middlesbrough College, The Town Hall and the Train Station. There are good public amenities and parking close by.

The premises are on the ground floor of a 4-storey mid building which has undergone substantial internal refurbishment. They are finished to a high specification and incorporate LED lighting, raised access flooring, new kitchen and accessible WC's.

## ACCOMMODATION

	Sq m	Sq ft
Suite A	102	1,100

## TERMS

The suite is available To Let with an asking rent of £15,000 plus vat per annum.

## SERVICE CHARGE

There will be a service charge payable for the upkeep and maintenance of common parts.

## RATING ASSESSMENT

The property is assessed for Rating purposes at £10,000. We recommend that interested parties contact the local rating authority to determine the precises rates payable.

## ENERGY PERFORMANCE CERTIFICATE

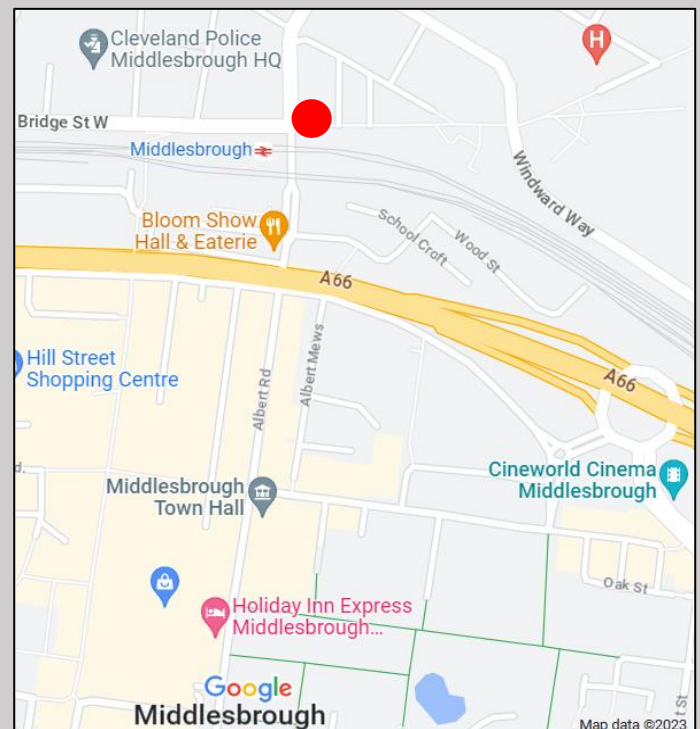
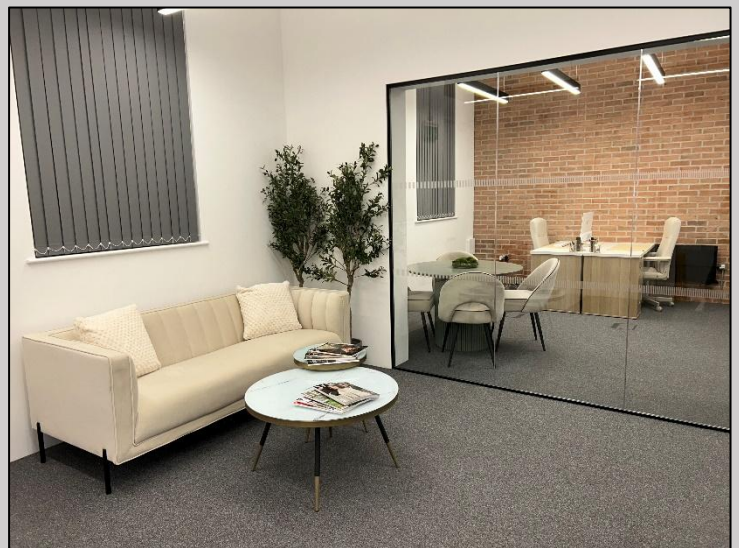
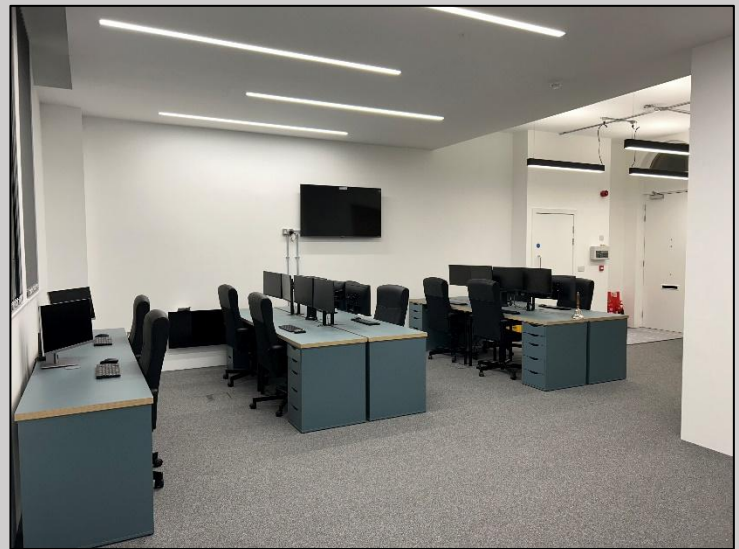
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## VIEWING

Strictly through the agents Connect Property North East:

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