



## Refurbished Office Premises

Erimus House, Queen's Square, Middlesbrough TS2 1AA

- Ground Floor Office
- Town Centre Location
- Close to Middlesbrough Train Station
- Dedicated DDA Compliant Access
- Main Road Frontage
- High Specification
- High Footfall
- Close to Middlesbrough College

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## LOCATION

Erimus House is situated on Queens Square opposite Middlesbrough Train Station and close to Middlesbrough Town Centre in an area where substantial redevelopment and investment has taken place in recent years.

The A66(T) is in close proximity which provides a direct link to the A19(T) and A1(M) and the region's road network beyond.

## DESCRIPTION

Erimus House is one of the most prominent buildings in Middlesbrough Town Centre, with this refurbished suite providing modern high specification accommodation at ground floor level.

The office has dedicated stepped and ramped DDA compliant pedestrian access to the front. The specification is as follows:

- Suspended Ceiling
- Air conditioning
- Recessed Lighting
- Raised access flooring
- Carpets
- Male / Female and Disabled WCs
- Kitchen

## ACCOMMODATION

We are advised the property provides the following approximate Internal Areas:

**GF Office**      **173 m<sup>2</sup>**      **(1,862 sq ft)**

## TERMS

The property is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rental of £20,000 plus vat per annum.

## RATING ASSESSMENT

From verbal enquiries with the Local Rating Authority, we are informed that the property is assessed at £14,250.

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

## ENERGY PERFORMANCE CERTIFICATE

The EPC Asset Rating is B (28).

## VIEWING

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