

TO LET

High-spec Town Centre Office Suites of Approx. 1,000 sq ft
16-26 Albert Road, Middlesbrough TS1 1PQ

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Albert Road is at the heart of Middlesbrough's business district and offers a prime, central location for local and national organisations. It provides excellent quality office space to companies operating across sectors including financial, legal, recruitment and public services (amongst others).

This eight-storey office building is fitted out to a very high standard, within easy reach of all main transport links (A66 and A19, East Coast mainline and Teesside International Airport), and close to the town's principle shopping area.

The following suites are available and have the benefit of:

- High Quality Fit-out
- Suspended Ceilings
- Comfort Cooling
- Led Lighting
- Kitchen
- Two Passenger Lifts
- Manned Ground Floor Reception
- Male, Female and Disabled WC's to Common Parts
- Disabled Access

ACCOMMODATION

5th Floor Annexe 93 sq m (1,000 sq ft)

6th Floor Annexe 93 sq m (1,000 sq ft)

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed with an asking rent of £12 per sq ft per annum plus vat.

RATING ASSESSMENT

Assessed for Rating purposes from 1st April 2026

5th Floor Annexe £9,100

6th Floor Annexe £10,000

Interested parties should make their own enquiries with the Business Rates Department within Middlesbrough Borough Council on 01642 245432 to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

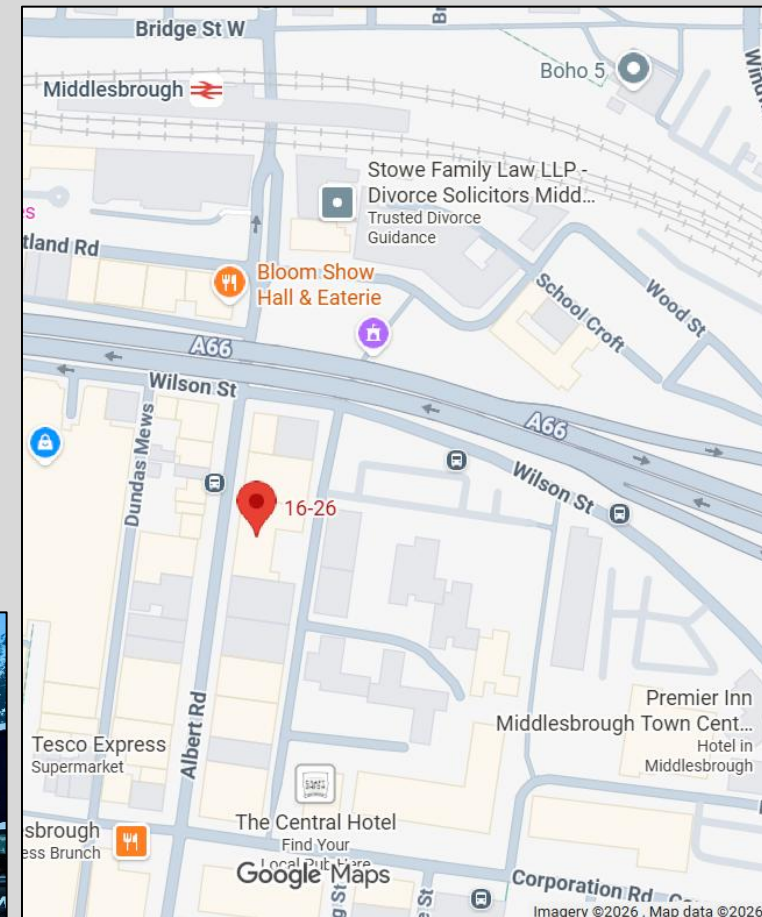
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VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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