



# TO LET

High-spec Town Centre Office  
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 suite has the following specification:

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

## ACCOMMODATION

3<sup>rd</sup> Floor                      465 sq m                      (5,000 sq ft)

## TERMS

The premises are available to let by way of an Assignment or Sub-letting of an existing lease expiring 23 February 2029 at the passing rent of £50,000 per annum plus vat.

## RATING ASSESSMENT

The suite is assessed for Rating purposes at £49,000. Interested parties should make their own enquiries of the Business Rates Department within Middlesbrough Borough Council on 01642 245432 to determine rates payable.

## ENERGY PERFORMANCE CERTIFICATE

C (59)

## VIEWING

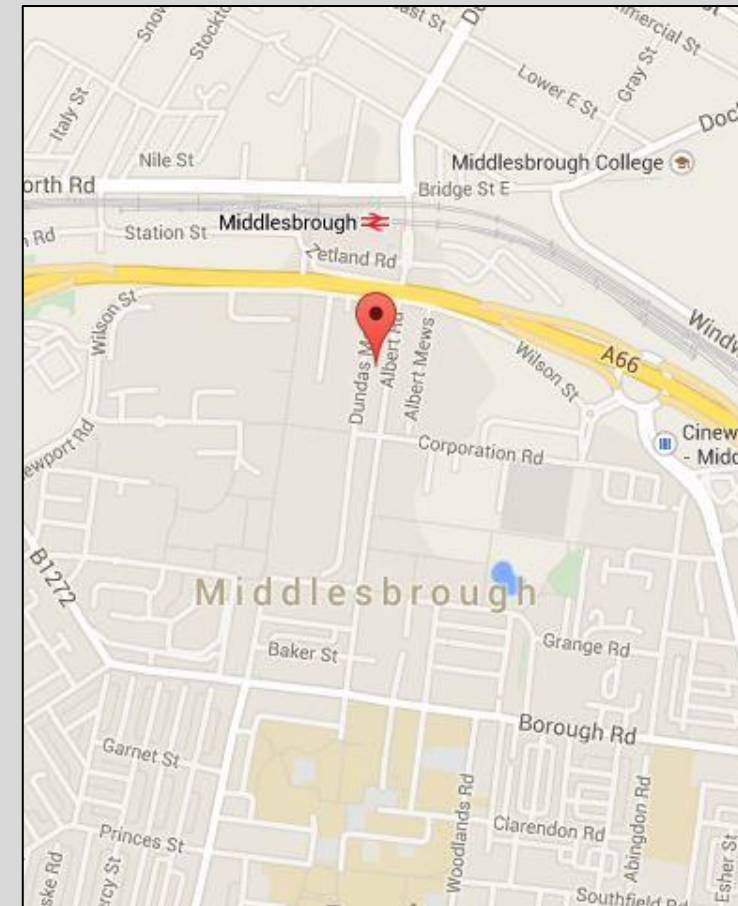
Strictly through the agents Connect Property North East:

**Tim Carter ddl:** 01642 704930

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

**Andrew Wilkinson ddl:** 01642 704932

Email: [andrew@cpne.co.uk](mailto:andrew@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 Wellington House, Falcon Court, Stockton on Tees, TS18 3TS