

Thomas : Stevenson

To Let

TOWN CENTRE OFFICES 55-57 ALBERT ROAD, MIDDLESBROUGH



Location

The property is in the centre of the main business part of Middlesbrough close to the junction of Albert Road and Corporation Road. The ground floor of the accommodation is occupied by Ladbrokes and there are many professional and banking institutions in the immediate vicinity.

Description

The offices are located at first floor level accessed via an internal staircase. The premises have been fully refurbished and provide first rate modern office space available in small suites or as a whole. There are new male, female WC and kitchen facilities. The windows on the front elevation have been replaced and the accommodation is superior to the majority of the office stock available in Middlesbrough Town Centre.

Accommodation

Front Office:	72.8 sq m (783 sq ft)
Middle Office:	41.6 sq m (447 sq ft)
Rear Office:	40.8 sq m (439 sq ft)

Rent

The premises are available on relatively short terms leases of a minimum of 12 months. The accommodation can be taken as individual suites or as a whole.

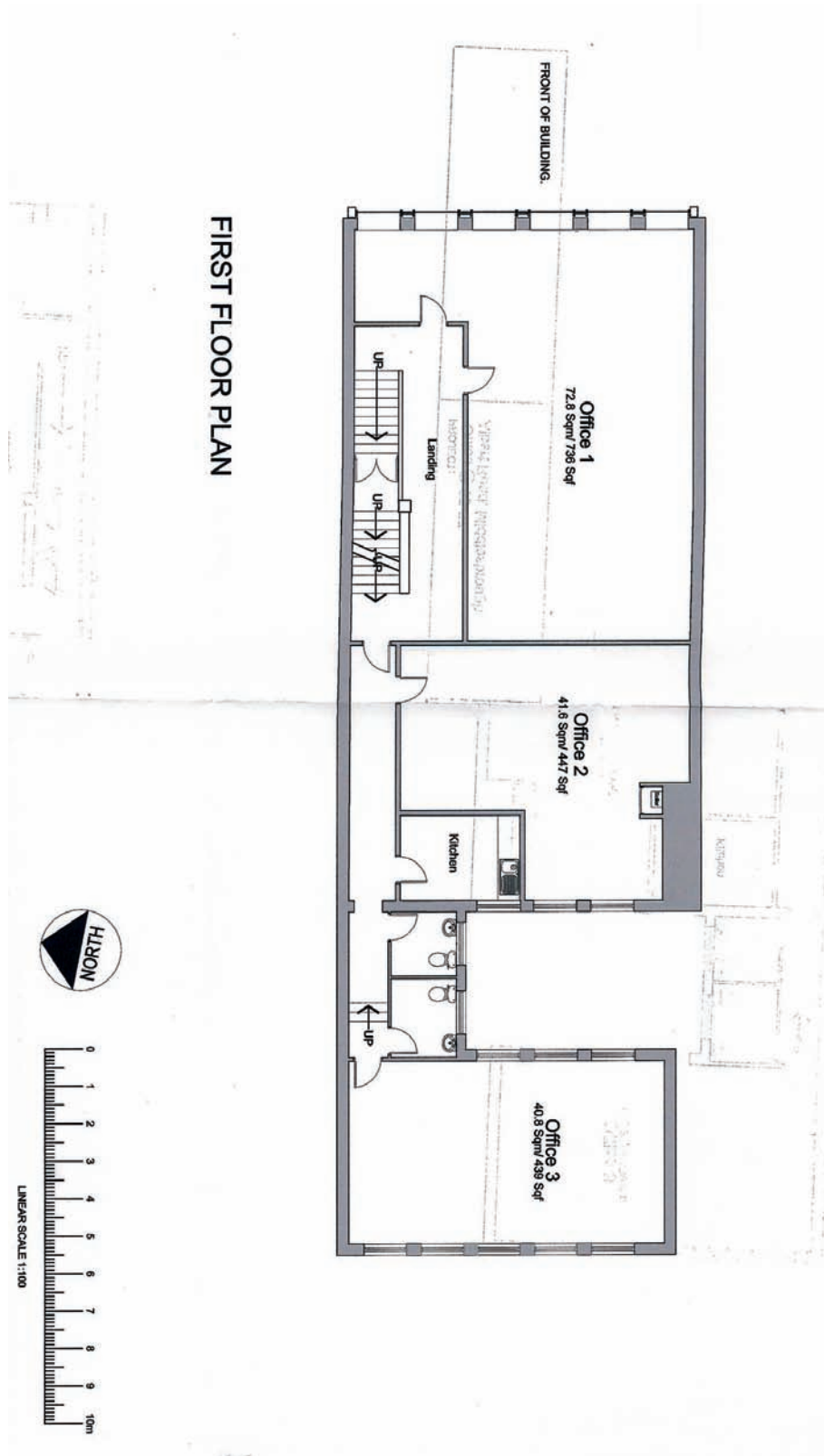
Front Office:	£6,250 per annum
Middle Office:	£3,500 per annum
Rear Office:	£3,500 per annum

Rating Assessments

The individual offices have not been separately assessed however we will give guidance on request.

Viewing

By appointment through sole agents.
Contact Paul Stevenson on 01642 713303



FIRST FLOOR PLAN

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