

Thomas : Stevenson

# FIRST AND SECOND FLOOR OFFICES TO LET

**131-133 LINTHORPE ROAD, MIDDLESBROUGH**



## Location

The property is located on Linthorpe Road, close to Middlesbrough Town Centre and the University of Teesside. Linthorpe Road is the principle retail pitch within Middlesbrough. Nearby occupiers include Dawson and Sanderson Travel Agents, Banana Leaf Chinese Restaurant and William Hill Betting Office.

## Description

The property comprises first floor and second floor accommodation, having ground floor access from the front to Linthorpe Road. The accommodation has previously been used for retail and storage purposes ancillary to the ground floor however, is suitable for a variety of uses.

## Accommodation

First Floor	
Net Internal Area:	3,202 sq ft (297 sq m)
Including Store:	112 sq ft (10.4 sq m)
Second Floor	
Net Internal Area:	2,651 sq ft (246 sq m)
Including	
Store:	57 sq ft (5 sq m)
Kitchen:	145 sq ft (13.5 sq m)

## Tenure

The premises are available on a new lease basis for a term of years agreed at a rental of £15,000 per annum.

## Rateable Value

Please contact Middlesbrough Council for the rates applicable.

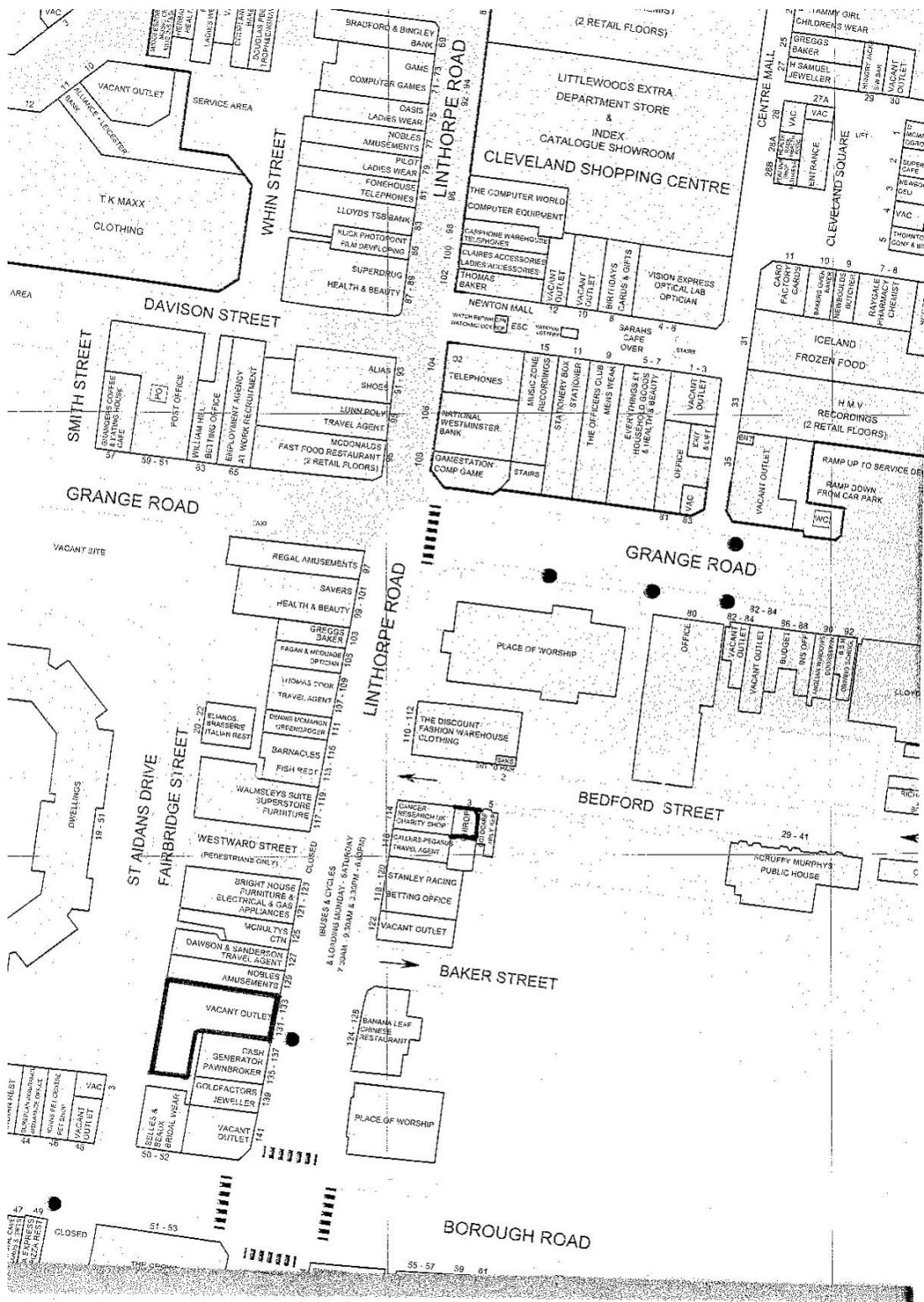
## Viewing

All enquiries to Paul Stevenson.

Email: [paul@thomas-stevenson.co.uk](mailto:paul@thomas-stevenson.co.uk)

Mobile: 07811 262441

## Subject to Contract



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority;
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

IN A RAPIDLY CHANGING MARKET, THE PROPERTIES WITHIN THIS REGISTER MAY NOW BE UNDER OFFER, CONTRACTED, OR WITHDRAWN AND ACCORDINGLY YOU ARE REQUESTED TO CHECK THE STATUS OF ANY PROPERTY WHICH IS OF INTEREST WITH THOMAS STEVENSON. ALL DIMENSIONS AND AREAS ARE APPROXIMATE ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

