

Thomas : Stevenson

# To Let

## SMALL OFFICE SUITES, NEWHAM HOUSE 96-98 BOROUGH ROAD, MIDDLESBROUGH



### Location

The property is located on the north side of Borough Road close to the junctions of Albert Road and Linthorpe Road. This is an established professional office location accommodating a variety of accountancy, solicitors, recruitment consultants and estate agency firms amongst others.

### Description

The property comprises of a ground floor suite and has the benefit of heating, carpets, suspended ceilings with Cat II florescent lighting.

The building has passenger lift, secure entry telephone system and CCTV to the main entrance doors. Kitchen and W.C facilities are located within the common areas on each floor.

### Accommodation

The suite provides approximately 775 sq ft (71.99 sq m) of accommodation arranged to provide reception area together with two smaller offices, store and kitchen area.

### Business Rates

We are advised that the Ground Floor Rear Suite has a rateable value of £5,000. For the precise rates payable interested parties should contact the local authority.

### Proposed Terms/Rental

The suite is available on a new lease in multiples of 3 or 5 years at an initial rental of £4,750 per annum exclusive on full repairing and insuring terms via a service charge

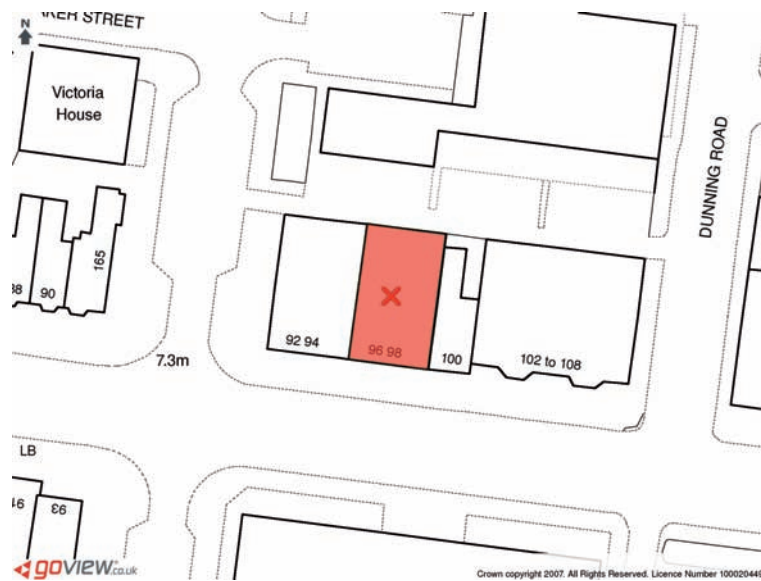
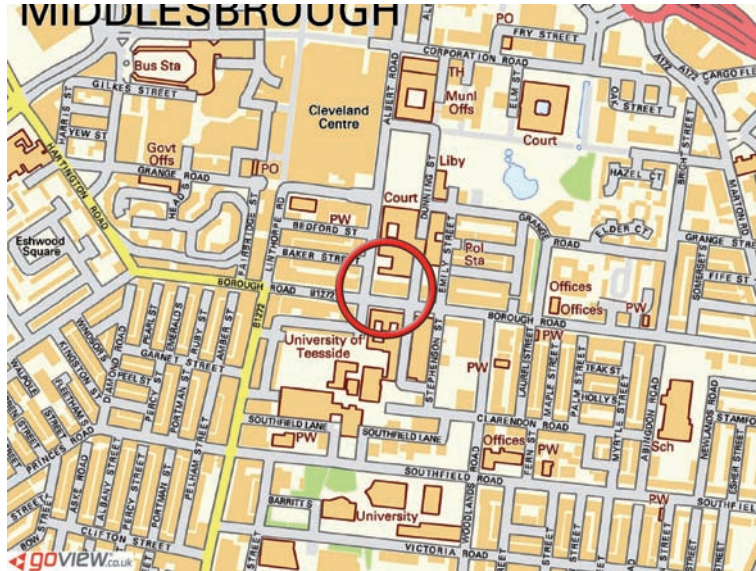
The service charge apportioned to this suite is 12% of the landlords expenditure in maintaining and repairing the building and common parts.

### Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

### Viewing

Strictly through sole agents Thomas : Stevenson.  
Contact: Lindsay Pearson



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