

Thomas : Stevenson

# To Let

## HIGH QUALITY TOWN CENTRE OFFICES WITH CAR PARKING 75-77 BOROUGH ROAD, MIDDLESBROUGH



### Location

The offices are located on the south side of Borough Road between Linthorpe Road and Borough Road adjacent to Teesside University in Middlesbrough Town Centre. Neighbouring occupiers include Estate Agents, Solicitors, Accountants, Recruitment consultants and financial services.

### Description

The offices comprise first and second floor accommodation with its own ground floor access directly from the front of the property and 2 dedicated tandem car parking spaces at the rear of the building. The offices have been recently refurbished to a high quality with new carpets and decorations and modern staffroom/kitchen and wc facilities. The offices have surface mounted fluorescent lighting, central heating, air conditioning to part and upvc double glazing. The offices are available partially furnished and are arranged to provide a variety of individual offices, team rooms and conference/meeting rooms.

### Accommodation

First Floor

Offices: 132.38 sq m (1425 sq ft)

Kitchen: 12.44 (134 sq ft)

Store: 9.93 sq m (107 sq ft)

Male and Female W.C Facilities

Second Floor

Offices: 81.24 sq m (874 sq ft)

Total accommodation: 236 sq m (2540 sq ft)

### Lease Details

The accommodation is available by way of a new lease for a term in multiples of 3 years with the tenant responsible for internal repairs and decorations. Any costs of external repairs to the building and buildings insurance will be apportioned fairly between the occupiers. Each tenant will pay their own business rates.

### Proposed Terms

The premises are available to let at £12,500 per annum exclusive.

### VAT

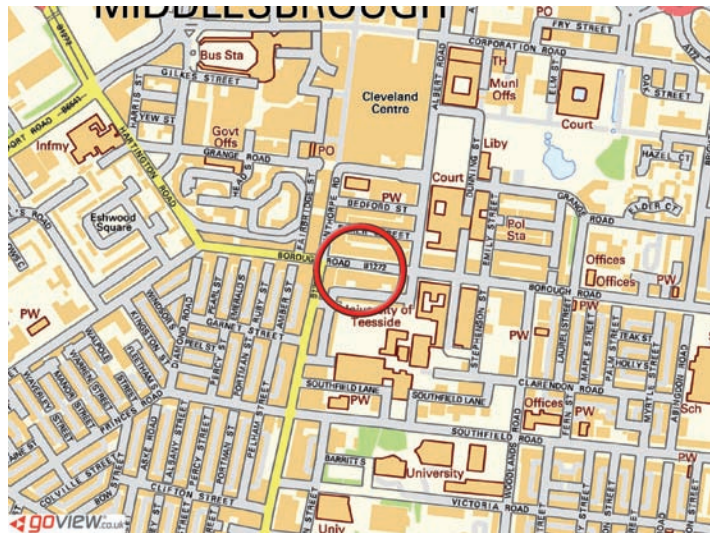
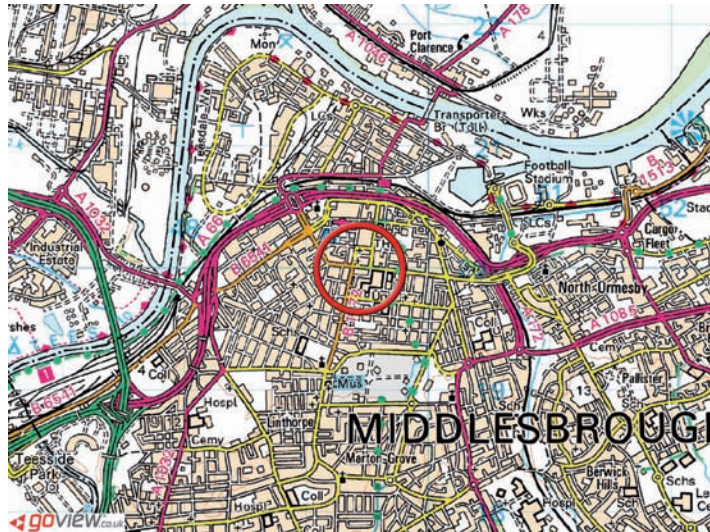
All rents/prices quoted are exclusive of VAT if applicable.

### Viewing

Strictly by appointment through this office  
Lindsay Pearson

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

### Subject to contract



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