

Thomas : Stevenson

To Let

74 BOROUGH ROAD, MIDDLESBROUGH



Location

The property is situated on the north side of Borough Road in a terrace of properties between Albert Road and Linthorpe Road.

The location is popular with A2 and A1 users, in particular the area is especially popular with estate agency practices many of whom are represented within this location.

Description

The property comprises of a mid terrace unit offering good quality office accommodation over three floors. The property has been refurbished to a good standard with the benefit of electric storage heaters and UPVC double-glazing.

Accommodation

Ground Floor	
Offices:	50.03 sq m (538.3 sq ft)
Kitchen:	3.62 sq m (39 sq ft)
w.c.	
First Floor	
Offices:	46.29 sq m (498 sq ft)
w.c.	
Second Floor	
Offices:	22.5 sq m (242.1 sq ft)

Proposed Terms

The premises are offered to let on a new lease for a term of years to be agreed.

Rental offers are invited based upon £11,000 p.a. exclusive for the ground floor only.

Alternatively, offers are invited based on £15,000 p.a. exclusive for the whole of the property.

Rateable Value

As a result of internet enquiry only, we are advised that the property is entered in the 2005 rating list as Offices & Premises £8,500 RV.

Enquiries regarding the rating assessment and details of the precise amounts payable should be directed to Middlesbrough Borough Council.

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs incurred in connection with the transaction.

VAT

All offers are deemed to be made exclusive of VAT.

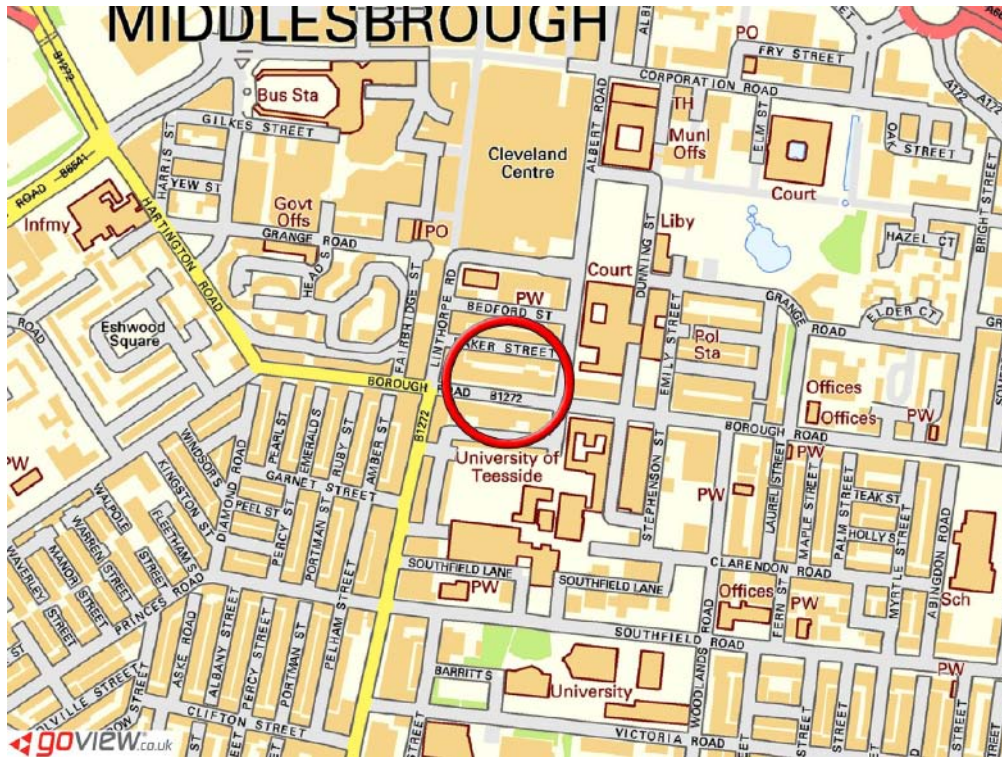
Viewing

Strictly by appointment through this office
Andrew Benzies/Lindsay Pearson:

Email: andrew@thomas-stevenson.co.uk

Email: Lindsay@thomas-stevenson.co.uk

Subject to contract



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