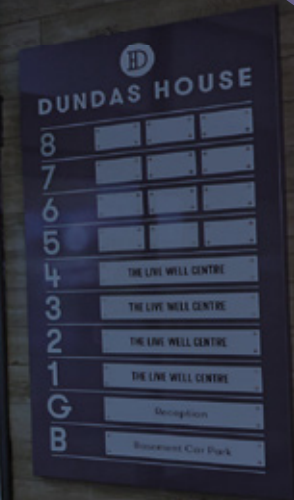




DUNDAS HOUSE

MIDDLESBROUGH



TO LET

Modern Refurbished Office Accommodation

182 - 25,000 sq ft (with on-site parking)

Home of:

**THE
LIVE WELL
CENTRE**

Welcome

Dundas House is ideally situated in the heart of Middlesbrough Town Centre. Formerly a BT call centre, Dundas House has recently undergone a major refurbishment and is home to The Live Well Centre, a new health and wellbeing hub operated by Middlesbrough Council.

A range of refurbished accommodation is now available to suit occupier's requirements.



THE
LIVE WELL
CENTRE



The Live Well Centre

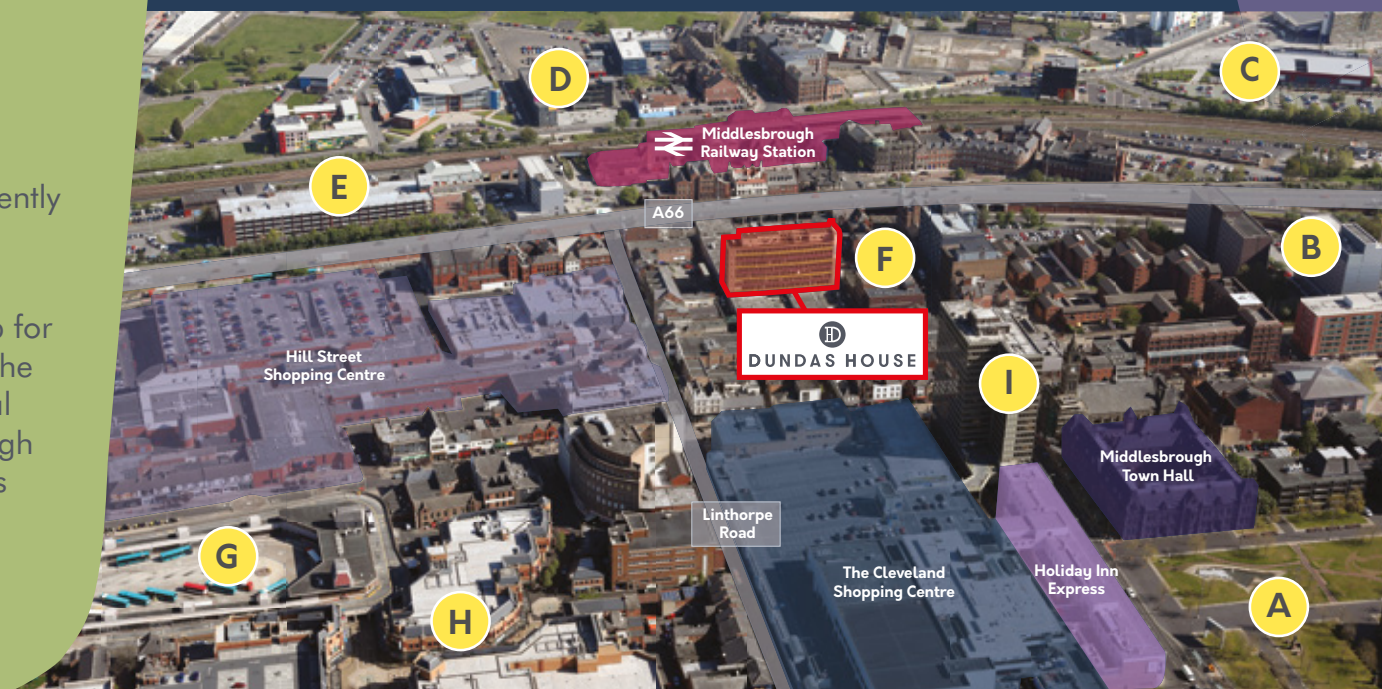
The Live Well Centre is a new flagship health and wellbeing facility operated by Middlesbrough Council and its partners. Fully operational from June 2017, it provides a holistic offer of support and enablement, delivering a host of benefits and services to the people of Middlesbrough who want to lead healthier and happier lives.

Middlesbrough

Middlesbrough Town Centre is the sub-regional centre of the Tees Valley City Region and is currently undergoing a major transformation with an investment of £700m over the next 5 years.

The Town Centre has become an important hub for the digital, creative and healthcare industries. The Tees Valley is the best performing Northern local economic area for innovation and Middlesbrough has the highest business start up rate in the Tees Valley.

Further information on Middlesbrough's transformation is available at www.investmiddlesbrough.co.uk



A - Centre Square, B - Jurys Inn, C - Middlesbrough College, D - Boho One, E - Zetland Car Park, F - Albert Road, G - Bus Station, H - Captain Cook Square, I - Centre North East



● **500,000 people** of working age live within a **30 minute drive time**

● A **highly skilled and available workforce** in a range of sectors, including; digital, creative, animation and healthcare.

Specification & Facilities

- 2 No 10 person passenger lifts to all floors
- 1 No goods lift to all floors
- Manned reception
- Male and female toilets on all floors
- Showers and disabled toilets on alternate floors
- Central heating to perimeter radiators
- Fresh air mechanical ventilation
- EPC available upon request
- Refurbished openable windows
- Refurbished floor space to occupier's specification.
- Perimeter trunking
- Internet and telephone packages available
- On-site security
- Dedicated tenant and visitor parking in basement car park with direct lift access to offices



Serviced Office Facilities – 8th Floor

- Wide variety of small self-contained office suites
- Break out area and meeting room facilities
- Use of clinical rooms, fully equipped gym and training kitchen available through Live Well Centre
- Access Control System
- 24 hour access
- Free WiFi
- High speed internet connectivity
- Telephone and broadband packages available
- Options for fully furnished suites

Available Accommodation

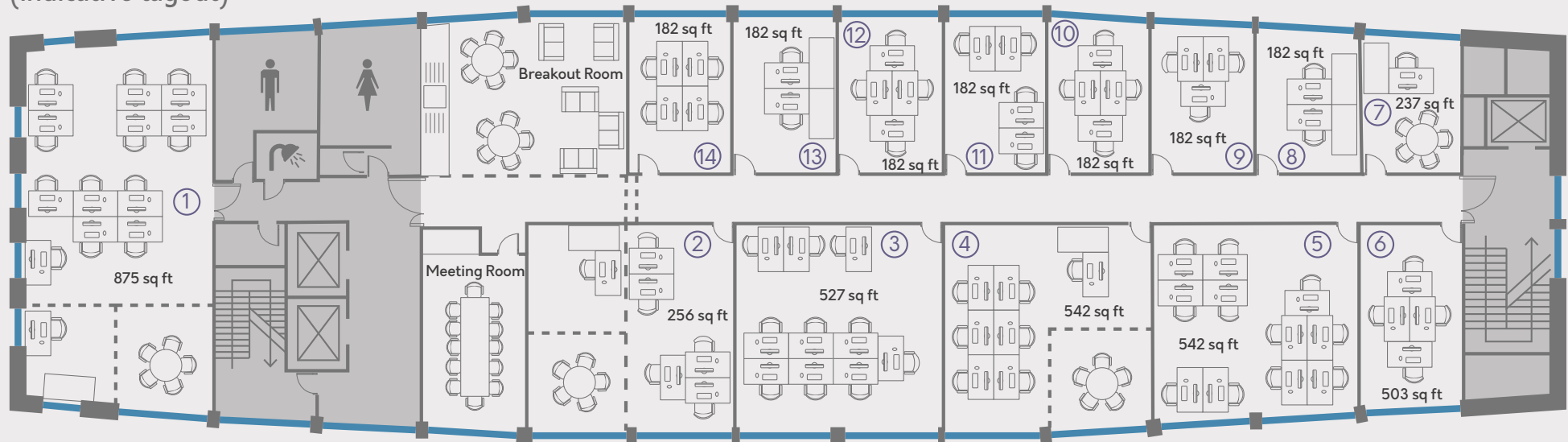
Accommodation is available in either single floor plates of 6,340 sq ft or multiple floor plates up to a maximum of 25,000 sq ft.

A range of small flexible serviced office suites ranging from 182 sq ft to 875 sq ft.

Floor	sq ft	sq m	
1-4	19,820	1,841	Live Well Centre
5	6,340	589	Available
6	6,340	589	Available
7	6,340	589	Available
8	6,340	589	Available
Serviced Offices Suites	182 - 875	17 - 81	Available

Serviced Office Suite - 8th Floor

(Indicative layout)



182 - 25,000 sq ft

Transport & Access

Dundas House is centrally located within Middlesbrough's Retail Core and benefits from having all the town centre amenities on its door step.

Middlesbrough Railway Station and bus station are both only 2 minutes walk away. Middlesbrough's railway station is undergoing a major refurbishment and will have daily services direct to London by 2020.

Dedicated on-site car parking can be provided in the 178 space basement car park which is accessed from the A66 via Wilson Street. Further short stay and long stay parking is available within the many town centre car parks which are all within easy walking distance of the building.

Secure cycle lockers are available within the basement and shower and changing facilities are provided within the building.

Dundas House,
Dundas Shopping Centre,
Dundas Street,
Middlesbrough,
TS1 1HR



Terms of Offer

Serviced office suites on the 8th floor are available from 182-875 sq ft on flexible, easy in easy out tenancy agreements for a minimum term of 6 months.

Rentals are based on an all-inclusive rent of £15 per sq ft (excluding only business rates, internet and telephone costs). Qualifying businesses will be able to claim 100% Small Business Rate Relief (subject to assessment of rateable value).

Larger suites are available on longer lease terms. Rental terms subject to specification. Service charge and business rates information available on request.

EPC

Available on request.

Legal Costs

Each party will responsible for their own legal costs in connection with the transaction.

VAT

All offers where made silent of VAT will be deemed to be exclusive thereof.

For Further Information/Viewing

Richard Wilson
r.wilson@doddsbrown.co.uk

Tel:(01642) 244 130
www.doddsbrown.co.uk

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