

# To Let

- Refurbished office suites from 97 to 2,300 sq. ft.
- Flexible terms
- Ready for immediate occupation
- All inclusive options
- Central Town Centre location
- Nearby cafes, micro pubs and restaurants at Baker and Bedford Street and Centre Square
- Close to Teesside University

**Refurbished Office Suites**  
**Victoria House, 159 Albert Road, Middlesbrough, TS1 2PX**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

### Location

The property is situated on the corner of Albert Road and Baker Street in the heart of Middlesbrough Town Centre. Albert Road is the main commercial street in Middlesbrough Town Centre with frontage to Centre Square, The Town Hall and Cleveland Shopping Centre.

Teesside University is situated at the southern end of Albert Road and Middlesbrough Railway Station at the northern end.

The adjacent Baker and Bedford Street have become a flourishing quarter for independent retailers, micro pubs, cafés and restaurants.

Baker Street is also the location for the monthly Orange Pip market, a popular street food market with live entertainment.

Middlesbrough has a strong reputation as the main office location in the Tees Valley with the new office development at Centre Square.

### Description

Victoria House provides modern, refurbished office suites in a range of sizes over 4 floors.

All suites are carpeted, nicely decorated with LED lighting and access to a shared kitchen and break out facilities.

Season ticket parking is available in the Cleveland Shopping Centre for £50.00 per month.

### Rates

All suites within the 3<sup>rd</sup> floor Business Centre are within the threshold for Small Business Rate Relief, which can be claimed by eligible occupiers

Rates for the whole floors are as below  
First – To be confirmed.  
Second – £14,750 per annum  
Fourth – 13,500 per annum

### Terms

Flexible tenancy agreements available. See schedule on next page for monthly rental costs

### Energy Performance Certificate

This property has a rating assessment of C(73). A full copy of the EPC is available upon request.



### VAT

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

### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

### Further Information

Strictly through the Sole Agents Dodds Brown.

 Dodds Brown

01642 244 130

[www.doddsbrown.co.uk](http://www.doddsbrown.co.uk)

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## Availability Schedule

Suite	Size		People	Rent per month
	Sq. m	Sq. ft		
First floor suite 1	168.61	1,815	15-18	£1,436 per month excl
First floor whole	213.67	2,300	15-20	£1,820 per month excl
Second floor whole	213.67	2,300	15-20	£1,820 per month excl
Fourth floor whole	177.44	1,910	15-20	£1,512 per month excl
Third floor Business Centre suite 3&4	60	644	5-10	£1,339.00*
Third floor Business Centre suite 5&6	27.6	297	2-3	£614.79*
Third floor Business Centre suite 7	23	248	2-3	£513.36*

\* Costs include service charge and utilities

Small businesses should be able to claim 100% Small Business Rates Relief.





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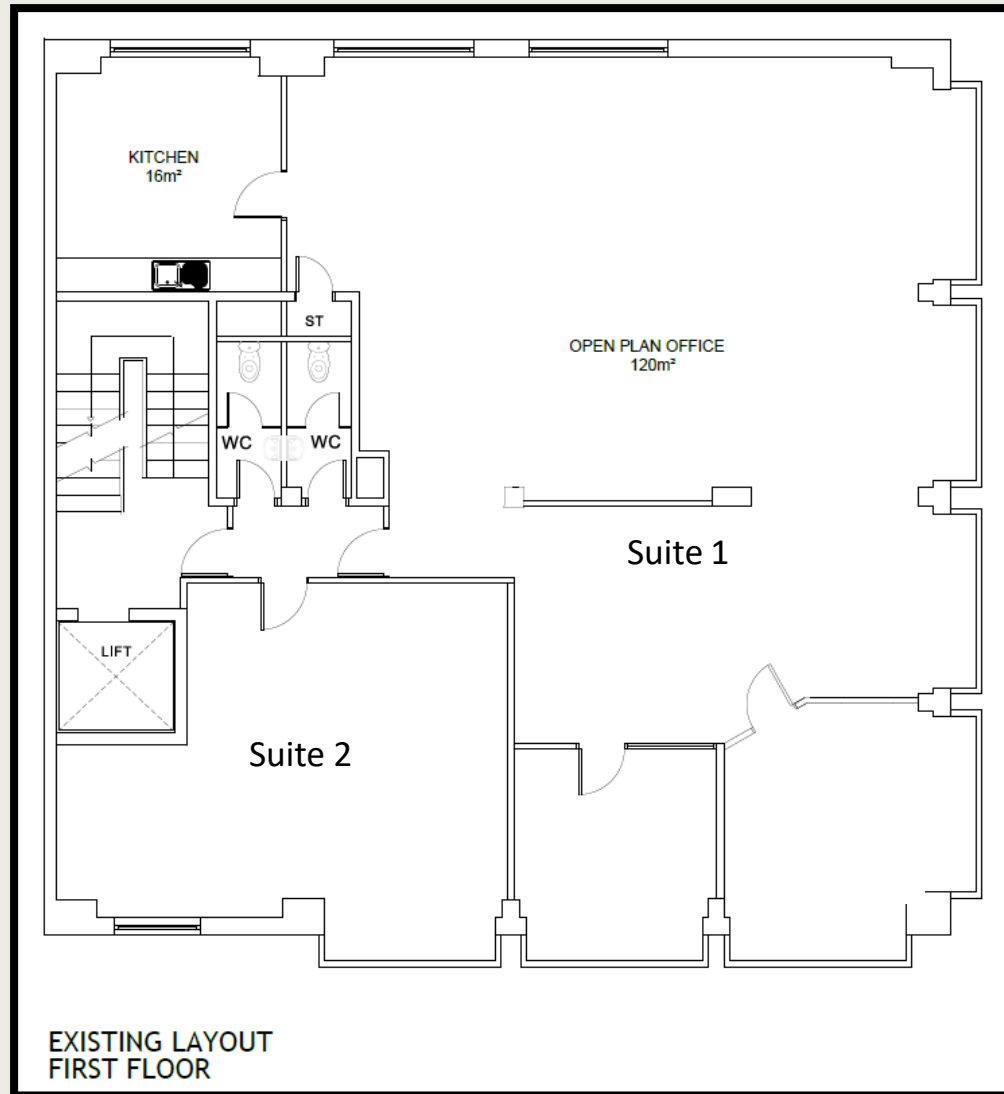


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## First floor

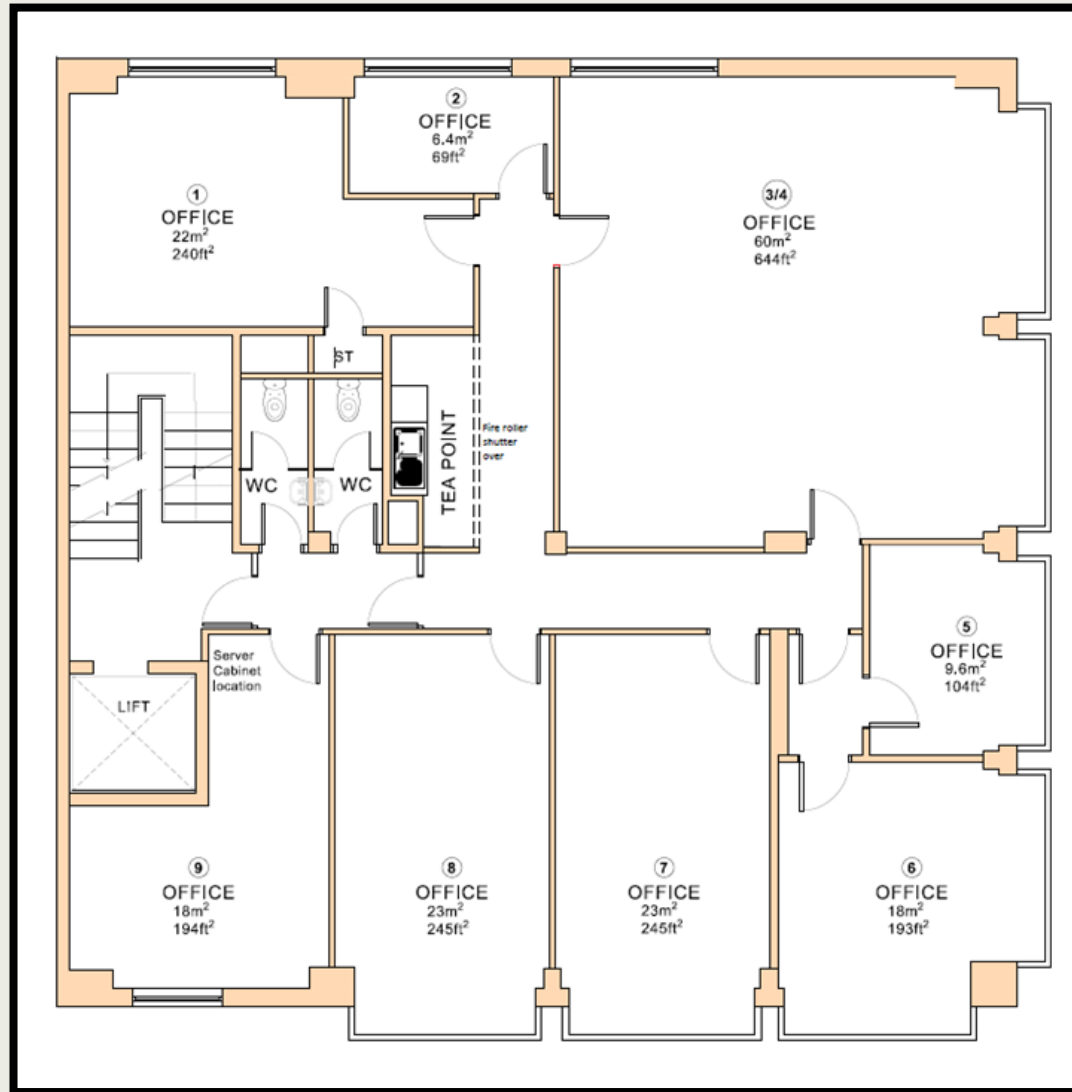


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## Third floor

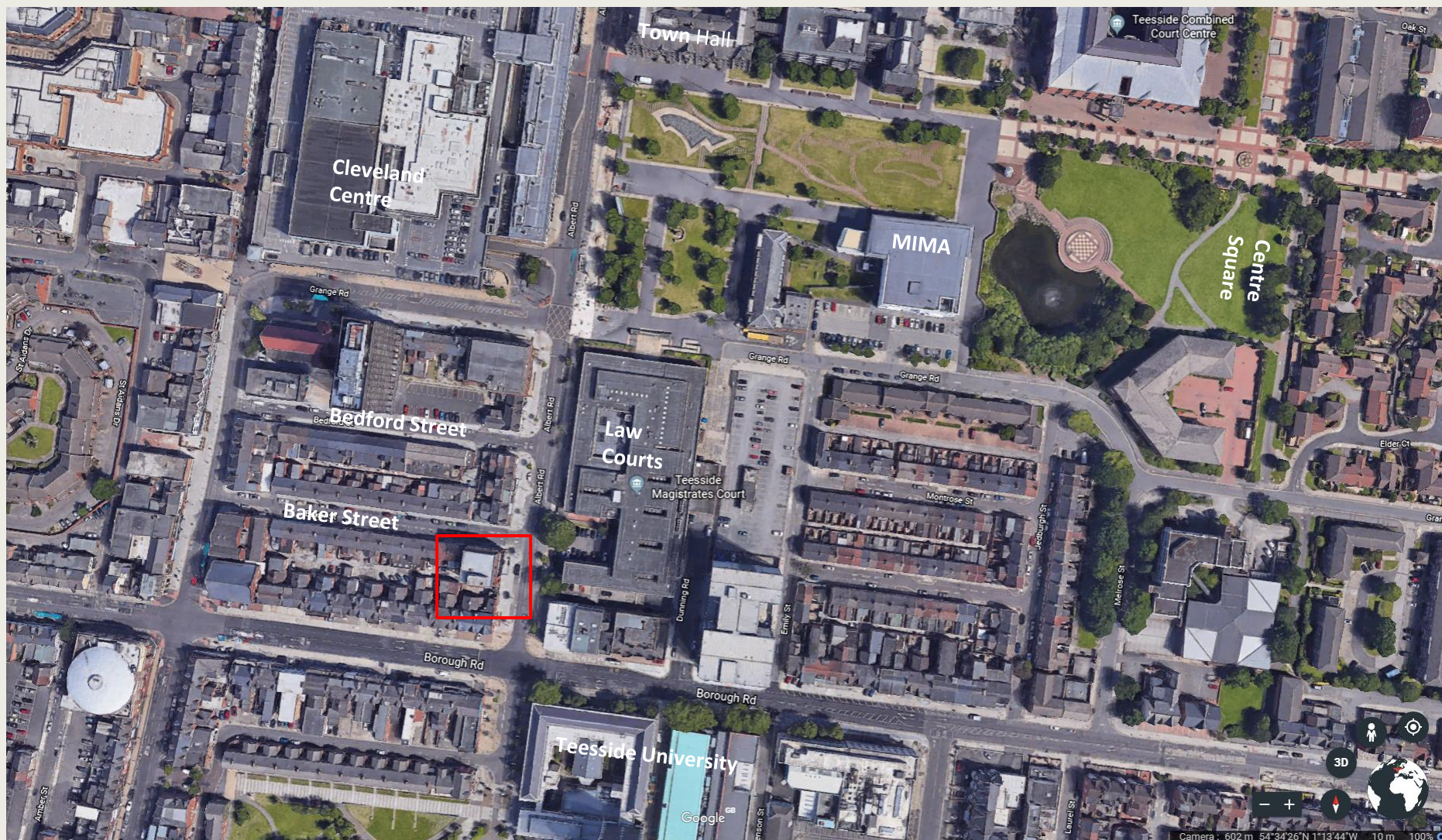


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