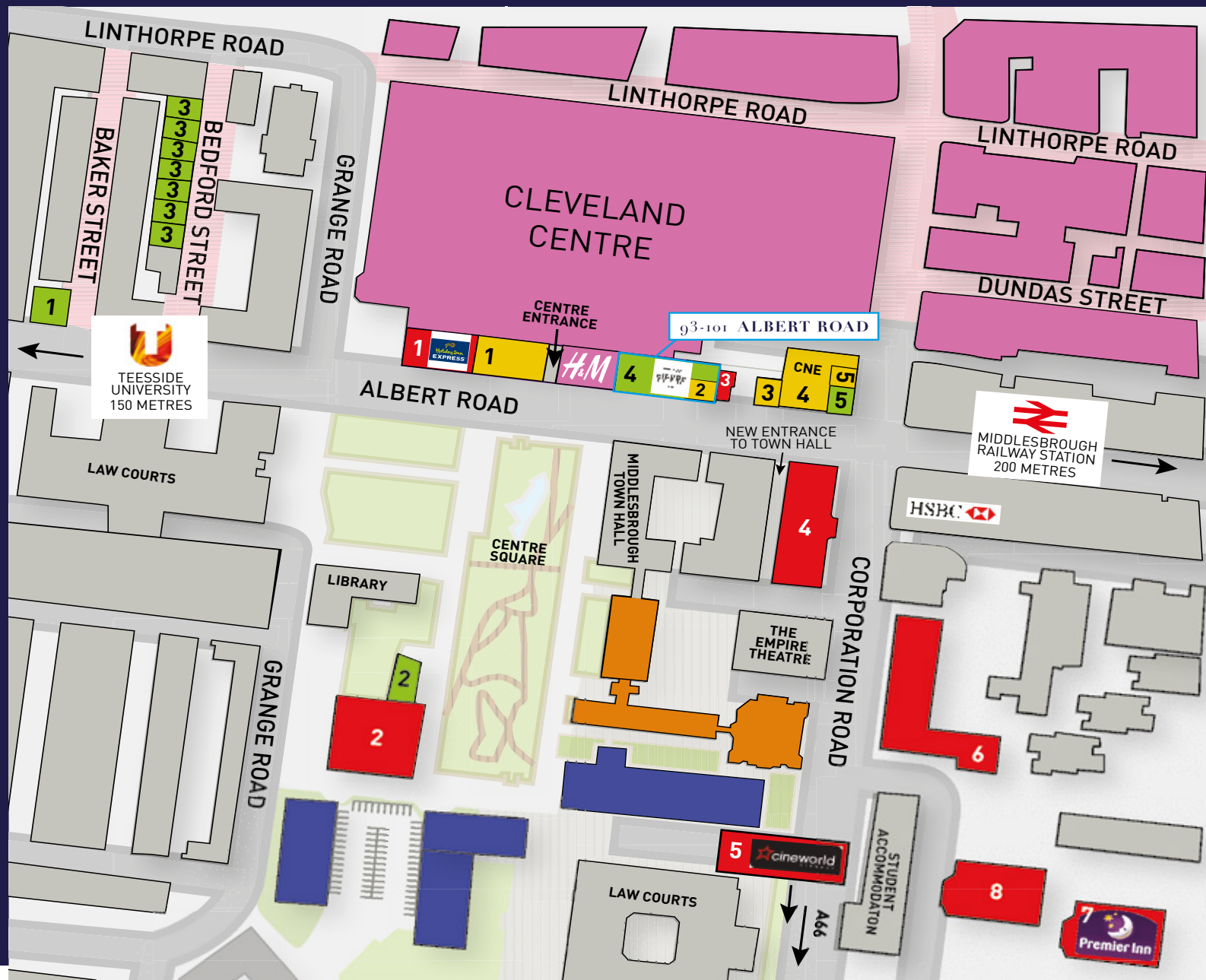


CENTRE SQUARE

Albert Road, Middlesbrough



F&B OPPORTUNITIES



PEDESTRIANISED RETAIL CORE

RETAIL

LEISURE & CULTURE

1. Holiday Inn Express entrance
2. Middlesbrough Institute of Modern Art MIMA
3. Entrance to Lane 7 bowling alley at first level - opening Spring 2017
4. Town Hall Performance Space (New entrance off Albert Road)- Under refurbishment
5. Cineworld
6. Vancouver House (sold for hotel development)
7. 60 bed Premier Inn under construction
8. The Middlesbrough Hotel

EXISTING FOOD & BEVERAGE

1. Baker St Kitchen
2. The Waiting Room at MIMA
3. Bedford Street (Various)
4. Le Bistrot Pierre- opening July 2017
5. Turtle Bay- opening April 2017

OFFICES

Centre Square Office development
(250,000 sq. ft. Grade A1 offices coming 2017)

OFFICES

Civic Centre (Middlesbrough Council Offices)

AVAILABLE UNITS

1. Former George unit (Cleveland Centre)
3000 - 4000 sq. ft.
2. Ground Floor Permanent House 600 sq. ft.
3. Former Bar Bailey- ground floor 2,175 sq. ft. and mezzanine 2,475 sq. ft.
4. Proposed Micro Pub to ground floor and Sky Bar to 17th floor
5. 4,600 sq. ft. mezzanine, 6,000 sq. ft. first floor and basement of 4,800 sq. ft.

Centre Square, Albert Road, Middlesbrough- Key Information

Centre Square

Centre Square is the largest civic space in Europe and home to MIMA (Middlesbrough Institute of Modern Art) it is also the focal point for outdoor events in Middlesbrough and has hosted Middlesbrough MELA, Music Live, Proms in the Park and the start of the Tour De Yorkshire on 1st May 2016.

The eastern side of Centre Square will be the focus of 250,000 sq. ft. of new Grade A1 office development over the next few years.

www.centre-square.co.uk

Le Bistrot Pierre

Le Bistrot Pierre have agreed terms to take a 4,840 sq ft unit at 87-91 and 93-101 Albert Road with a planned opening for July 2017.

159 Bed Holiday Inn Express

The 159 bed Holiday Inn Express opened August 2015 and is currently trading well ahead of target. The hotel attracts a lot of corporate bookings that want to pay for room and evening meal as one package. As the Hotel has a very limited evening meal offer it is looking to partner with adjacent restaurants where the Hotel will take bookings for the restaurant and hotel guests will be able to charge their meal to their room.

Middlesbrough Town Hall Refurbishment

The £8m Heritage Lottery Funded refurbishment of Middlesbrough Town Hall commenced in March 2016 and will include a major improvement to the performance space venue with a new entrance off Albert Road, new registry office and new heritage visitor attraction. Projected audience numbers post refurbishment: 2018/19 – 106,526 | 2019/20 – 114,654 (Currently between 70,000 – 80,000 per annum) Projected opening date - Dec 2017.

Cleveland Shopping Centre

The Cleveland Shopping Centre attracts 195,000 visitors per week. A new entrance has been created onto Albert Road which generates a footfall of 8,500 per week.

Baker Street and Bedford Street

Award winning independent retail quarter at nearby Baker Street has been extended into Bedford Street. The following food and beverage offer opened in Spring 2016:

- a) Barbarossa - Gourmet Pizza Kitchen
- b) Bedford Street Coffee House
- c) Songbird Bakery
- d) The Curing House - Charcuterie Restaurant
- e) The Nuthatch – Cocktail Bar
- f) The Chairman - Micro pub
- g) Mohujos - Burritos Bar
- h) Roast – hot meats takeaway

Orange Pip Market

Held on the last Saturday of every month in Baker Street, The Orange Pip Market is a one day festival of live music and street food with a contemporary street market.

Centre North East

Centre North East is being converted into 540 new student apartments and will include a new 7 lane bowling alley at First floor level which will open in Summer 2017.

Public Realm Improvements

Middlesbrough Council will be undertaking a programme of public realm improvements throughout the Town Centre. The first phase of this will involve the “table topping” and paving of Albert Road, between Grange Road and Corporation Road to connect the Western side of Albert Road with Centre Square.

Teesside University Campus

Teesside University is situated at the southern end of Albert Road and has recently undergone a £260 million pound refurbishment. The university's home to 29,000 students with numbers due to increase over the next few years.

Food and Beverage Opportunities, Centre Square, Albert Road, Middlesbrough

Available Units:

Unit	Description	Sq Ft	Contact Name
1	Cleveland Centre Adjacent to HIE Hotel entrance and Cleveland Centre, Albert Road entrance Pavement seating is available to front.	Unit A: 3,153 Unit B: 3,595	Jason Oddy Brassington Rowan 0113 383 3759
2	Ground Floor, Permanent House Adjacent to Le Bistrot Pierre and entrance to Lane 7 Bowling Alley.	600	Richard Wilson Dodds Brown 01642 244130
3	Ground Floor, Centre North East Former Bar Bailey.	GF: 2,175 Mezz: 2,478	Richard Wilson Dodds Brown 01642 244130
4	Centre North East Ground floor unit under offer to micro pub and coffee bar and 17th floor under offer to proposed skybar.		Richard Wilson Dodds Brown 01642 244130
5	Centre North East Mezzanine and 1st floor above Turtle Bay with entrance on Corporation Road.	Mezz: 4,600 FF: 6,000	Richard Wilson Dodds Brown 01642 244130
5	Centre North East Basement below Turtle Bay with access from Albert Road.	4,800	Richard Wilson Dodds Brown 01642 244130

For lease terms, rentals and EPCs please contact the agent.

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