

# For Sale/To Let

(Due to relocation)

## PROPERTY SUMMARY

- Prominent position in an established business area
- Total accommodation – 3,400 sq. ft
- Prominent glazed frontage

**Ground and Upper Floor offices**  
**12-14 Albert Road, Middlesbrough, TS1 1QA**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

The unit is situated in a prominent position in an established business area close to banks, insurance services, solicitors and recruitment agencies.

The principal retail areas of the town centre are situated nearby together with public car parking, bus station and rail services.

Albert Road provides access to the A66 road networking facilitating communications to throughout the region.

## Description

The premises comprise ground and first floor office accommodation within a two-storey terrace of mainly brick built elevations under a pitched tiled roof.

The accommodation provides an open plan office fitted with staff and WC facilities.

A newly opened STACK development has also opened close by that features street food outlets and live music events.

## Accommodation

The accommodation comprises : -

- Prominent glazed frontage
- Comfort cooling system
- Suspended Ceilings
- Gas fired central heating
- Recessed florescent lighting

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	158	1,700
First floor	158	1,700
<b>TOTAL</b>	<b>316</b>	<b>3,400</b>

## Rates

The valuation office website shows a 2023 rateable value for the following:  
Ground floor - £11,000 per annum.  
First floor - £9,000 per annum

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2024-2025 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

## Tenure

The unit is available freehold/leasehold.

## Terms

### Leasehold

The accommodation is available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.

### Freehold

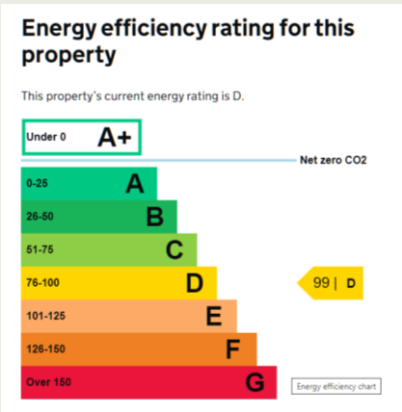
Price on application

## VAT

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

## Energy Performance Certificate

This property has an Energy Performance rating of D(99) A full copy of the certificate is available upon request.



## Legal Costs

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

## Further Information

Strictly through the Sole Agents Dodds Brown.



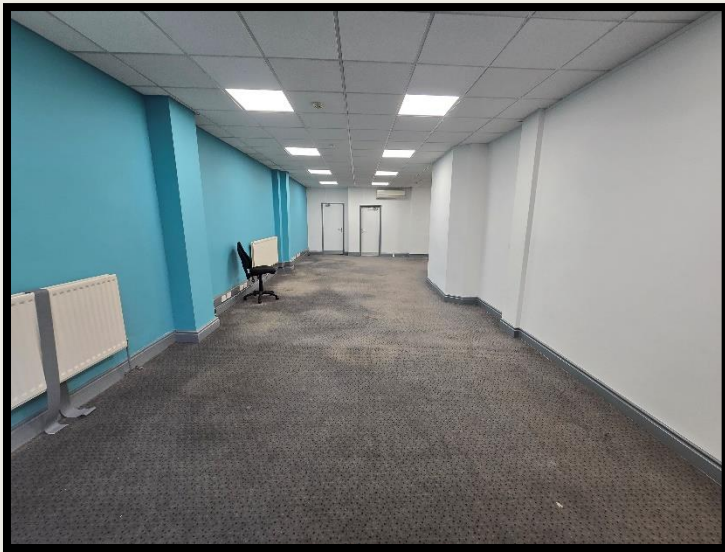
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## Note

Under the Estate Agents Act, we have a duty to disclose that a member in the firm of Dodds Brown LLP has a financial interest in this property.

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