

CENTRE SQUARE



MIDDLESBROUGH

Welcome to Centre Square.

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Middlesbrough is firmly established as the city heart of the Tees Valley economy, with Centre Square a destination of regional importance.

In partnership with Ashall we are moving to the next level by providing the sort of 21st Century accommodation and infrastructure that modern businesses tell us they need.

Developments of this scale and ambition mean we can look to the future with considerable confidence and optimism.

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David Budd

Elected Mayor of Middlesbrough

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There is no better location for business than Middlesbrough. Alongside an outstanding Council, we at Tees Valley Combined Authority oversee the jurisdiction of five local authorities, and can support you with training, education, housing and infrastructure to guarantee all your needs are met.

Our wealth of experience allows Tees Valley Combined Authority to deliver an incomparable proposition: we will provide tailored infrastructural support at every step of the way for you from inception, through realisation and beyond into aftercare once the Centre Square development has been completed.

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Ben Houchen

Mayor of Tees Valley

We think you'll like it here...

Middlesbrough

The town that built the world



The world-famous
Middlesbrough
Transporter Bridge
across the Tees

Welcome to Middlesbrough

A town centre fizzing with renewed vibrancy and a myriad of regional pleasures to be discovered right on your doorstep.



Alive and Kicking



Green Spaces to Breathe in



Clockwise from Top Left:
Rosebury Topping on the Moors,
Teesside University's Curve building,
Wynyard, Orange Pip market, Vibrant
artisan Cooking at Orange Pip market

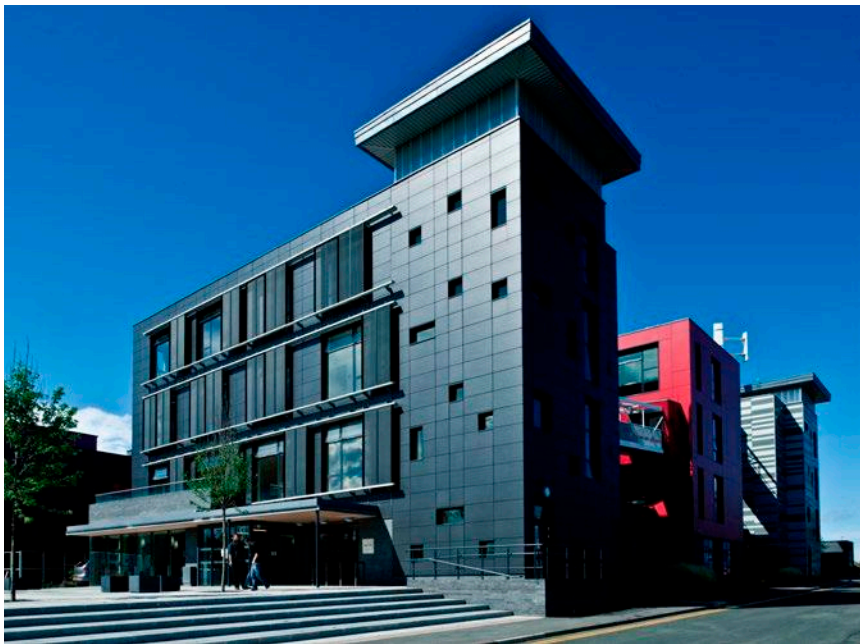
Gastronomic Delights



Building a New Future



Digital Powerhouse



Well Connected

Clockwise from Top Left:
View of Middlesbrough Institute
of Modern Art from Centre Square,
vibrant Baker Street, The Boho Zone,
Increased frequency of direct express
services to Tyneside and 7 direct
services to London in 2020.



A Place to Call Home



Welcome to Centre Square

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We're on the verge of a major new era in our history, which will drive Middlesbrough forward as a beacon of 21st century ambition and prosperity.

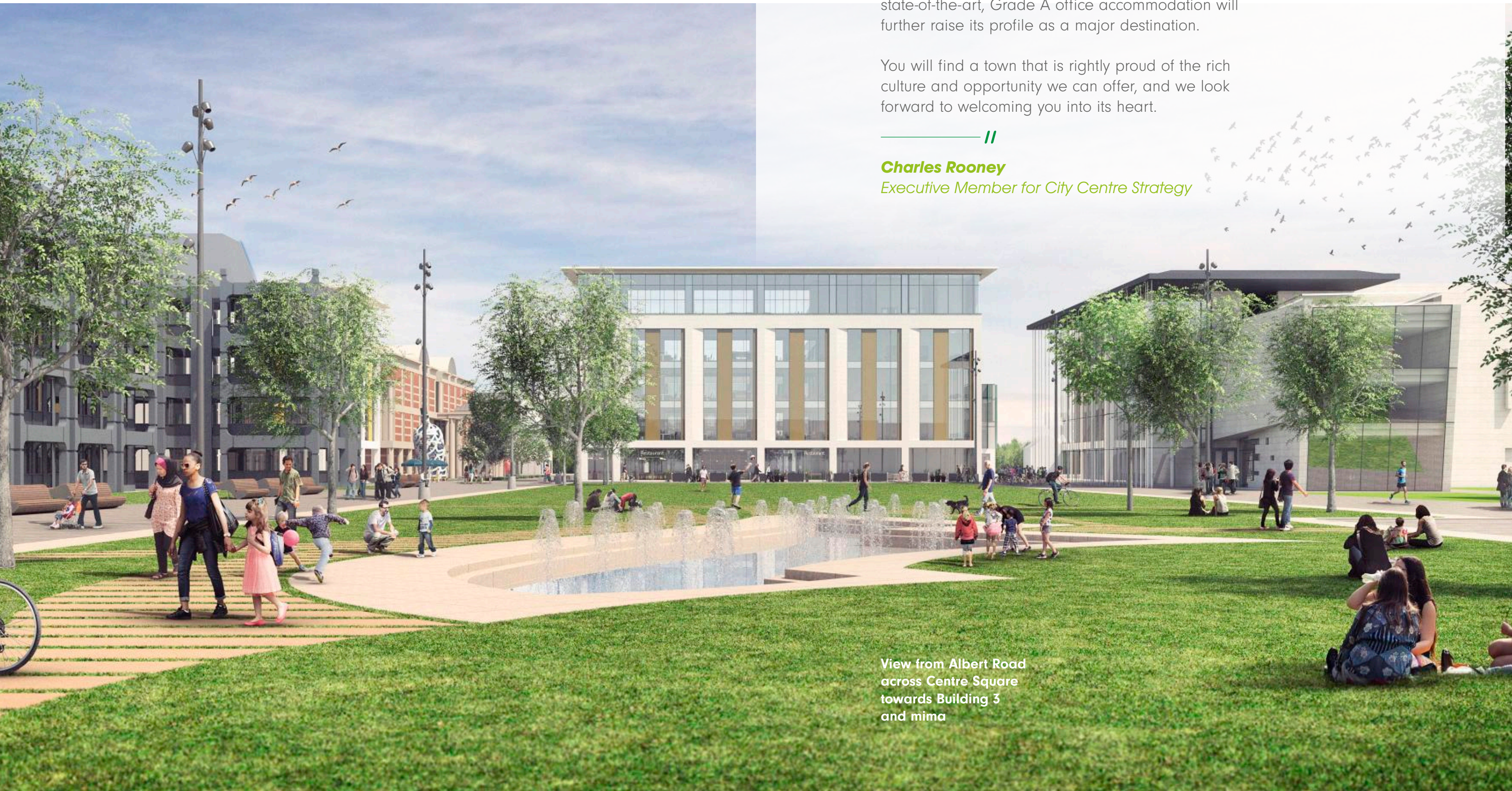
In Centre Square we have one of the most important civic open spaces in the region, and proposals for state-of-the-art, Grade A office accommodation will further raise its profile as a major destination.

You will find a town that is rightly proud of the rich culture and opportunity we can offer, and we look forward to welcoming you into its heart.

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Charles Rooney

Executive Member for City Centre Strategy



View from Albert Road
across Centre Square
towards Building 3
and mima

A 21st century business destination in the heart of Middlesbrough.

Centre Square is the heart of Middlesbrough. The stunning civic space combines old and new buildings such as the Town Hall, mima (the leading arts space in the Tees Valley), and the recently developed Holiday Inn Express, already the town's most popular hotel.

The Square represents an unrivalled opportunity to base a business at the epicentre of a vibrant town in the midst of a huge positive transformation – it's the chance to get in at an influential stage and reap the benefits this represents.

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Everything a progressive business needs to base itself in the heart of Middlesbrough is already here and ready to go from day one.

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Peter J. Broome, Python Properties



View past mima to Building 3

Into the building and beyond.



Energy Efficiency.

EPC A rated low energy LED lighting and control system with daylight dimming. Smart monitoring and energy metering systems.



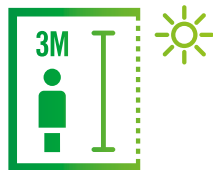
Sustainability

PV panels, very high insulation standards and heat recovery arrangements are in place. Rain water is collected to contribute to a low water usage.



Flexibility

Flexibility and bespoke occupier solutions are central to the design, with the open plan floor plates catering for a variety of layouts and fit-outs. Staff can locate themselves in a work setting that suits their needs.



Superior Working Environment

3m floor to ceiling heights and glazing provide lots of natural daylight. Beautifully curated public realm and a wide range of leisure and retail amenities are on the doorstep.



Aftercare

Dedicated on site support is there to assist with travel planning, workplace health and well being, as well as information on local events and amenities.



View into the new
public realm

New Public Realm

Peaceful gardens and beautiful public realm surrounded by BREAM excellent rated offices.

Social Responsibility
and well being are at the
heart of Centre Square's
place making

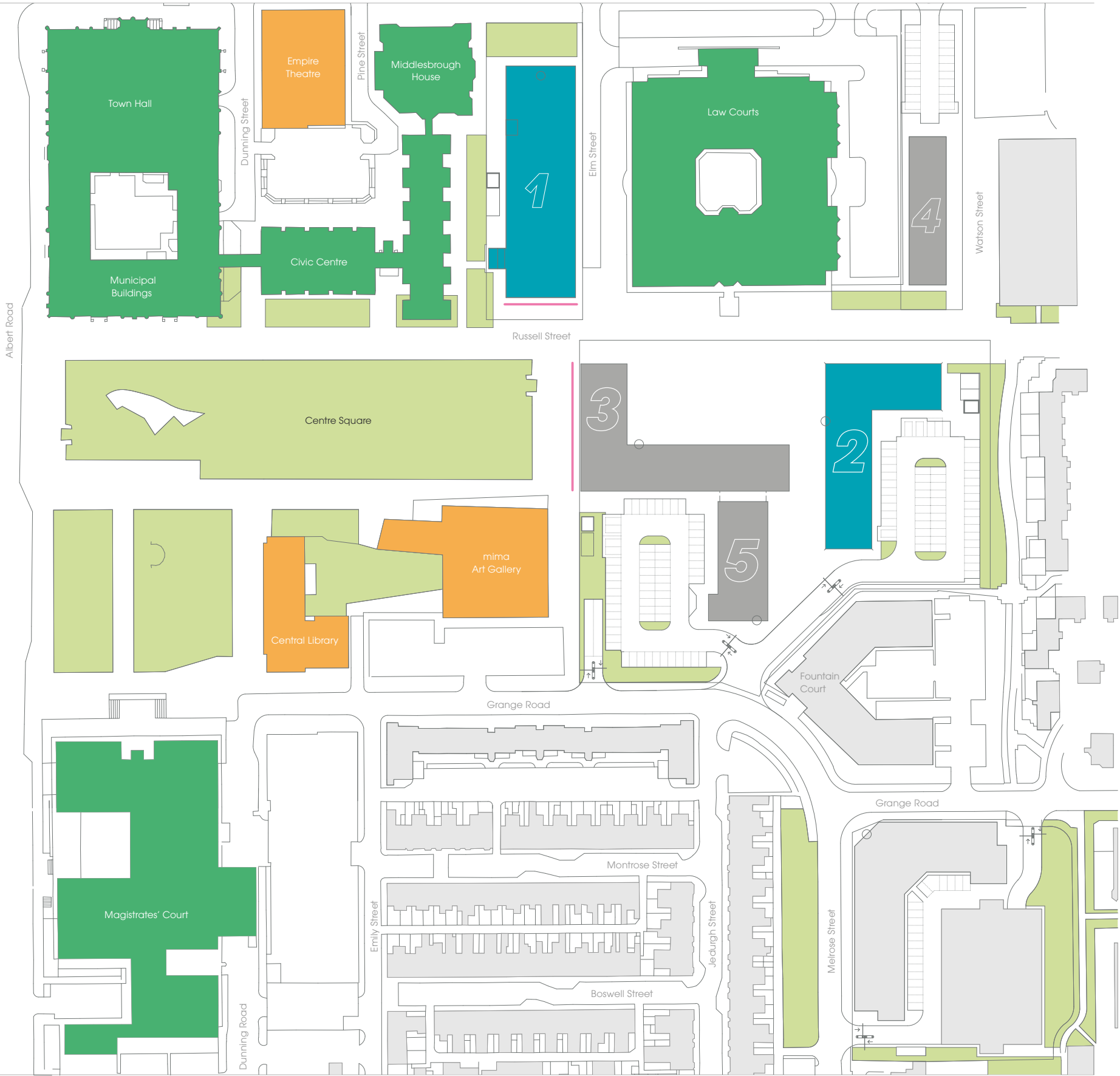
The Masterplan

BUILDING	TOTAL FLOOR SPACE	NET INTERNAL AREAS
1	67,490 sq ft Including 4,530 sq ft of A3 floor space	60,044 sq ft
2	40,098 sq ft	33,852 sq ft
3	68,905 sq ft Including 6,660 sq ft of A3 floor space	58,174 sq ft
4	18,600 sq ft	14,508 sq ft
5	25,518 sq ft	19,515 sq ft

- Buildings 1 and 2 are currently being built in partnership with M+G.
- Building 1 has been pre-let to the Council and will become its new Civic centre.
- The A3 space in building 1 and the whole of building 2 will be available for letting/occupation in Q3 2019.



- Office Buildings (Current Phase)
- Office Buildings (Planned Phases)
- Public Buildings
- Civic Buildings
- Landscaping
- A3 Space



Centre Square Buildings

Social Responsibility and well being at the heart of the BREEAM excellent design.

- Grade A, BREEAM Excellent Certification
- Energy efficient and sustainable
- Efficient and flexible space
- New civic space to be enjoyed by all
- Mixed use environments provide natural security
- Beautiful buildings inside and out
- Double-height entrance atria
- Great working environment
- Accessibility for all
- Superfast broadband availability



Potential interior concept for Building 2's reception area

Scan QR code to view in 360° VR





Modern and flexible offices
designed to meet the requirements
of 21st century employers and staff.



Potential interior
concept for Building 3
Scan QR code to view
in 360° VR

Middlesbrough

Alive and kicking

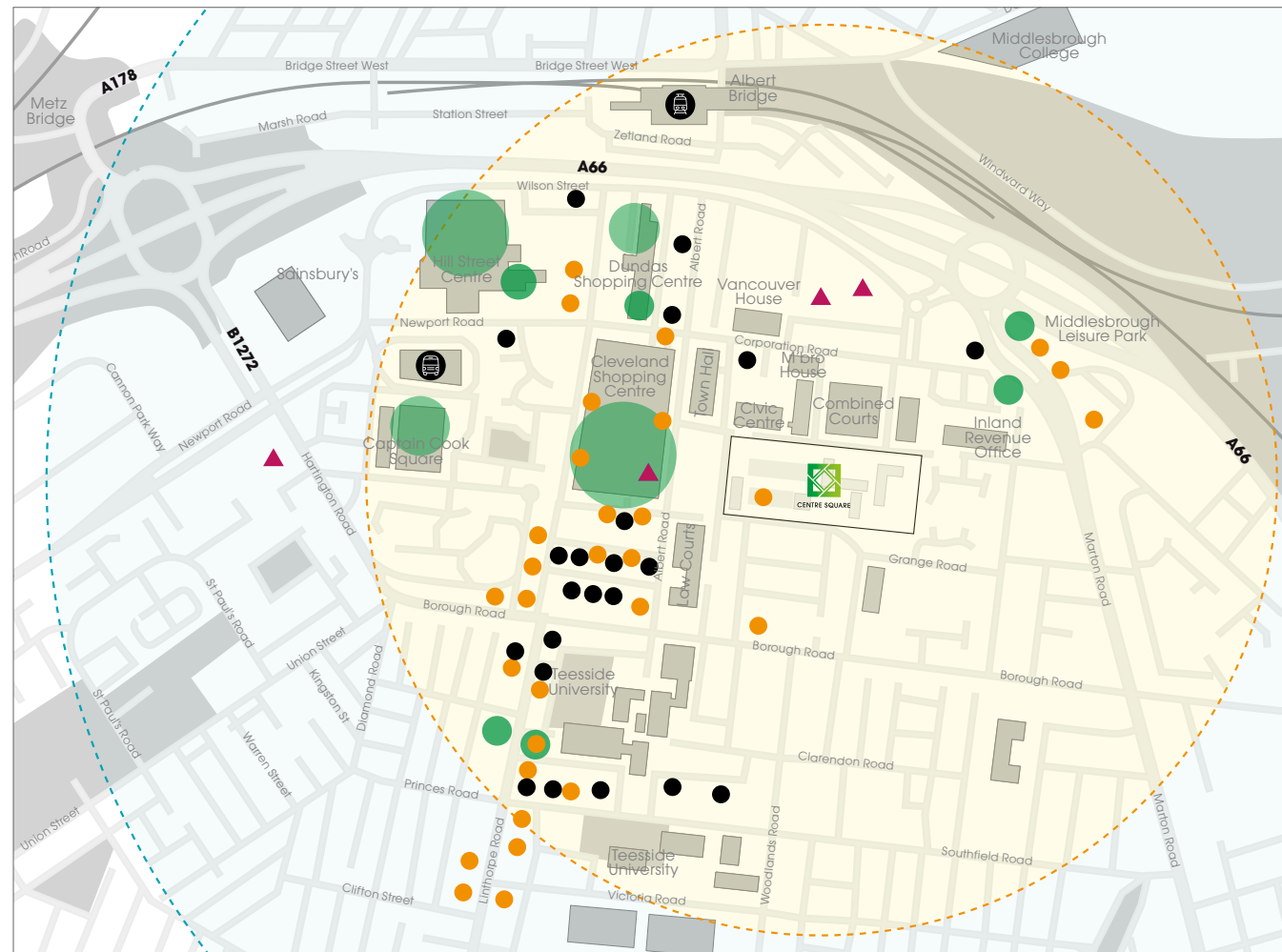


Street life in the sun
on Bedford Street

Local amenities a plenty

Middlesbrough town centre is one of the largest retail centres in the North East.

- Retail & Leisure
- Eateries
- Pubs & Bars
- ▲ Hotels



With everything so easily accessible from Centre Square, the possibilities are countless for a well-used lunch hour.

Vibrant Bedford and Baker Streets are less than 5 minutes' walk from Centre Square.

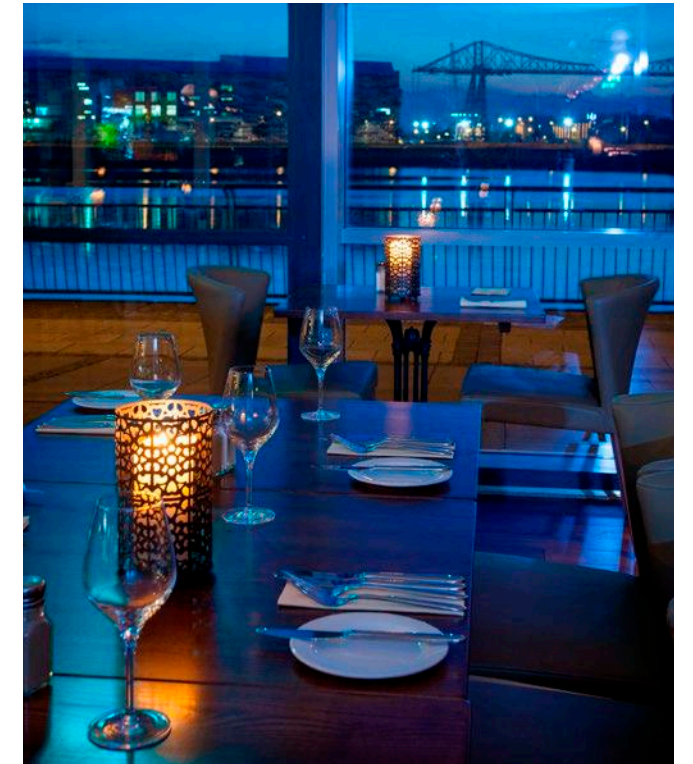


Middlesbrough offers a plethora of diverse cuisines all just a brief stroll from Centre Square.

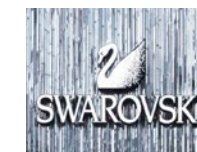


There's an increasing level of sophistication and variety in the market as higher end chains and independents are opening up.

High-quality eating, micro-bars and music venues sit alongside some of the well-known chains.



The town centre has four large shopping centres, within easy reach of one another, offering a large range of well known high-street brands.



Planes, Trains and Automobiles

Well connected however you choose to get here.



Airports

Five airports are within an easy drive of Middlesbrough.



Rail

Just 5 minutes walk from Centre Square.
1.3 million passengers per annum.
7 direct daily services to London by 2020.



Car

With immediate access to A66 and A19, Centre Square is quick to access by road and opens up amazing quality of life locations for people to commute to and from.



Bus

Middlesbrough is the hub of the Tees Valley bus network offering access to all key centres within the region within 30 minutes.



TransPennine Express

Over £500m investment is enhancing the TransPennine Express rail network creating better, and more frequent direct links to key northern cities.



Cycling

With over 70km of cycle routes, cycling is one of Middlesbrough's biggest sustainable transport success stories with an ever-expanding network of cycle friendly infrastructure.



Travel by Air

Durham Tees Valley International Airport
20mins

Newcastle Airport
1hr

Leeds Bradford Airport
1hr 15mins

Doncaster Sheffield Airport
1hr 40mins

Manchester Airport
2hrs 15min



Travel by Rail

Newcastle
1hr 10mins

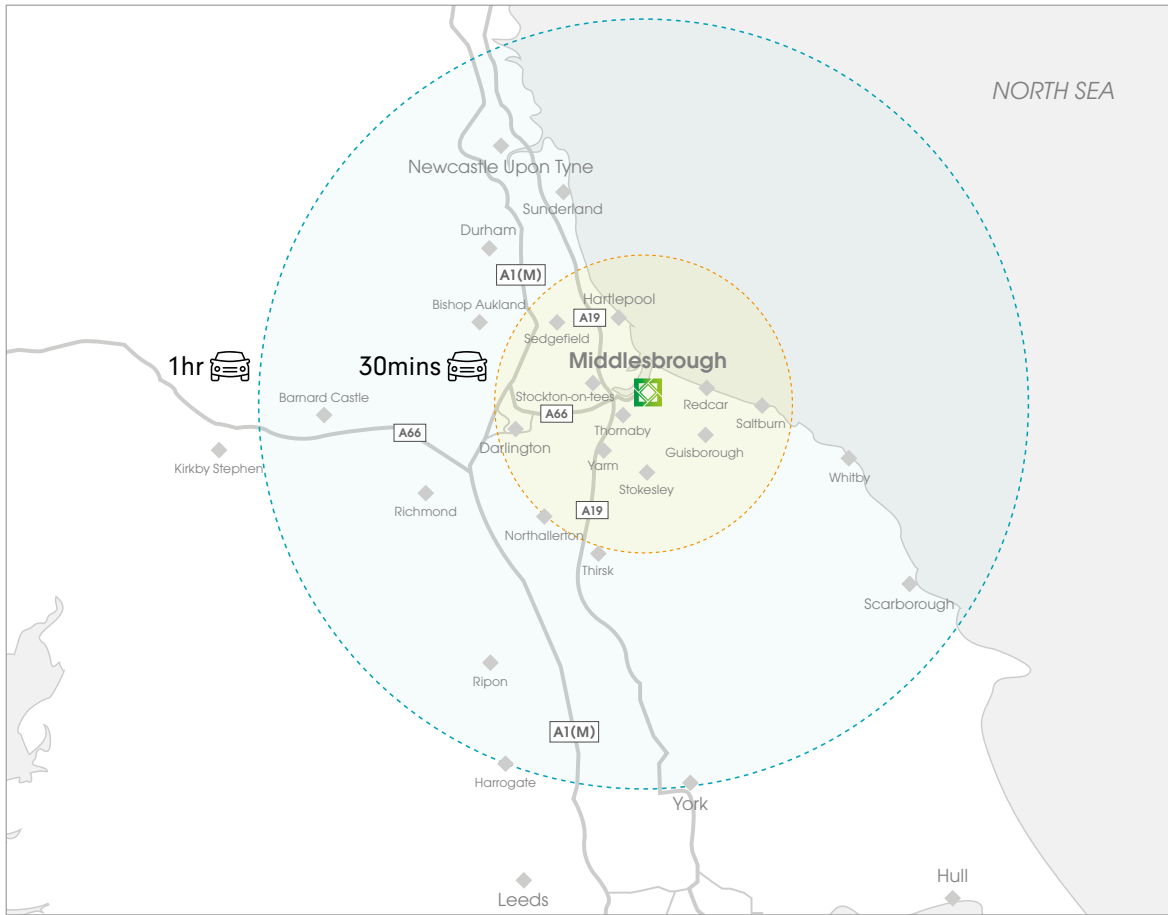
Leeds
1hr 20mins

Edinburgh
2hr 45mins

London
3hr 15mins



Travel by Car



5000 car park spaces in the town/Park & Ride available.
All day parking from £2.00 a day.

Your Workforce is Ready and Waiting

Guaranteed recruitment opportunities are crucial to an informed decision to relocate. A progressive company needs assurance that an enterprising and motivated workforce awaits them.

THERE ARE:



24,450

People who commute from surrounding areas to Middlesbrough every day.



65,000

People who work in managerial or professional occupations.



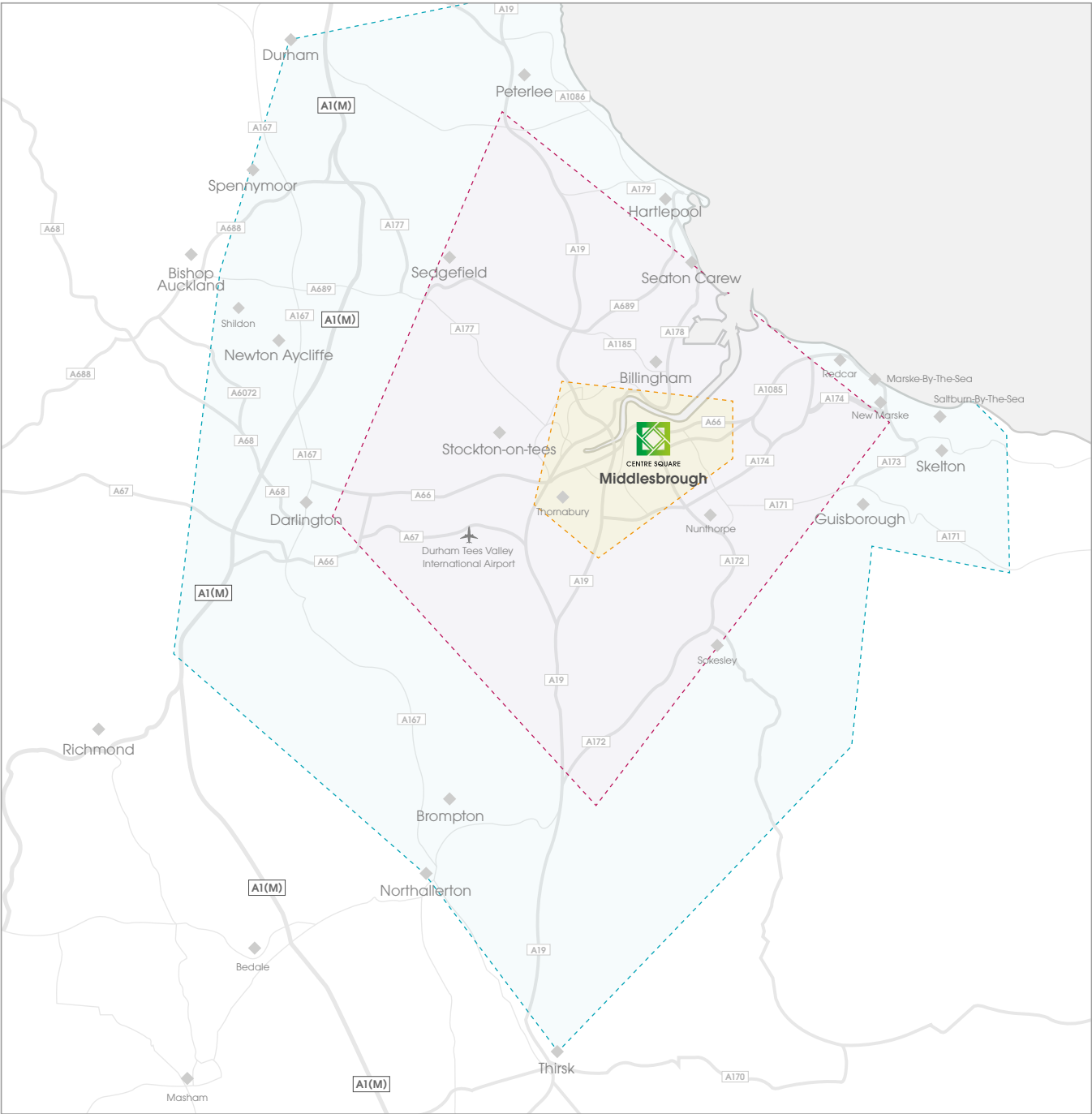
75,000

People who are degree (or above) educated.



7,000

New homes currently planned for Middlesbrough.



- **OVER 700,000 PEOPLE**
Can reach Middlesbrough within a 30-minute drive
- **450,000 PEOPLE**
Live within a 20-minute drive of the town centre
- **136,316 PEOPLE**
Live less than a 10-minute drive from Middlesbrough

A Great Lifestyle For Everyone

Middlesbrough has a lot going on across sports, leisure and recreational activities.



Clockwise from top left:
Vibrant Baker Street,
cured delicacies, artisan
food stalls, The Curing
House, Bistro Pierre,
Bedford Street Coffee
House



Clockwise from
opposite: Art in the
community, future
tennis champions in the
making, white water
rafting at Tees Barrage,
dramatic landscapes
at Saltburn, timeless
Albert Park



Combine this with the proximity of the beautiful North Yorkshire dales and unspoilt countryside and you can enjoy your down time as much as your working day.





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The chance to locate in the centre of Middlesbrough right now will prove to have been a golden and fleeting opportunity. High-quality accommodation with first-class infrastructure simply isn't available in the same way in any of the UK's other top 20 urban areas.

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Andy Preston, Business and Commercial Property Investor

Summing Up

The Magnificent Seven – Reasons to Choose Centre Square

1

Unrivalled proposition in the heart of the town with BREEAM Excellent rated offices to suit a diverse and vibrant workforce

2

Ambitious delivery team with a proven track record aligning the Council, Tees Valley Combined Authority, higher education institutions and developers to a common cause

3

Education, training and recruitment support available from highly rated local tertiary education institutions

4

Existing transport infrastructure already connects to a large employee catchment area with a direct London train link and enhanced links to Newcastle set to be operational soon

5

Existing, state-of-the-art technological infrastructure underpins Middlesbrough's reputation as the rising digital and creative star of the North

6

Outstanding quality of life with the North York Moors, Yorkshire Dales and coastline on the doorstep

7

A strong and varied aftercare package with up to 50% relief on training costs and attractive grants being offered by Tees Valley Combined Authority

Wish you were here?



The Seated Man at
Castleton Rigg

Our Team is Tailored to Your Needs

An ongoing alliance with a proven track record with an unswerving commitment to delivering a 21st Century Business destination in the heart of Middlesbrough.



TEES VALLEY MAYOR



Letting agents



Jonathan Shires
Alex Hailey
T: + 44 (0)113 394 8800

Stephen Brown
+ 44 (0)164 224 4130

www.centre-square.co.uk

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I can't remember a time when Middlesbrough had as many exciting and transformational projects ongoing or indeed when there was a better time to invest in our town.

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Andy MacDonald
MP for Middlesbrough