



TO LET

PROPERTY SUMMARY

- First floor office / studio
- On the corner of Linthorpe Road and Gilkes Street
- 1,408 sq. ft

First floor offices

69a Linthorpe Road, Middlesbrough, TS1 5DS



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is situated on the corner of Linthorpe Road and Gilkes Street in Middlesbrough's prime retail pitch.

Nearby occupiers include Boots, New Look, Stormfront, Select, Holland and Barratt, Darlington Building Society

Description

The property comprises first floor offices above 69a Linthorpe Road which currently trades as Parisia. Access is via an entrance off Gilkes Street.

The property comprises a number of individual office suites with kitchen, staff area, toilets.

Accommodation

Floor	m ²	ft ²
First floor	137.5	1,408
Total	137.5	1,408

Rates

The valuation office website shows a rateable value of £7,100 per annum.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2021-2022 period. Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007.

Terms

Rental offers invited based on £9,500 per annum

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

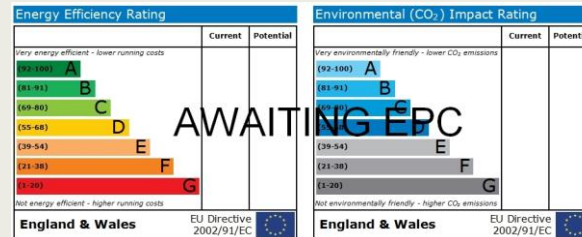
Richard Wilson

01642 244130

07894256309

r.wilson@doddsbrown.co.uk

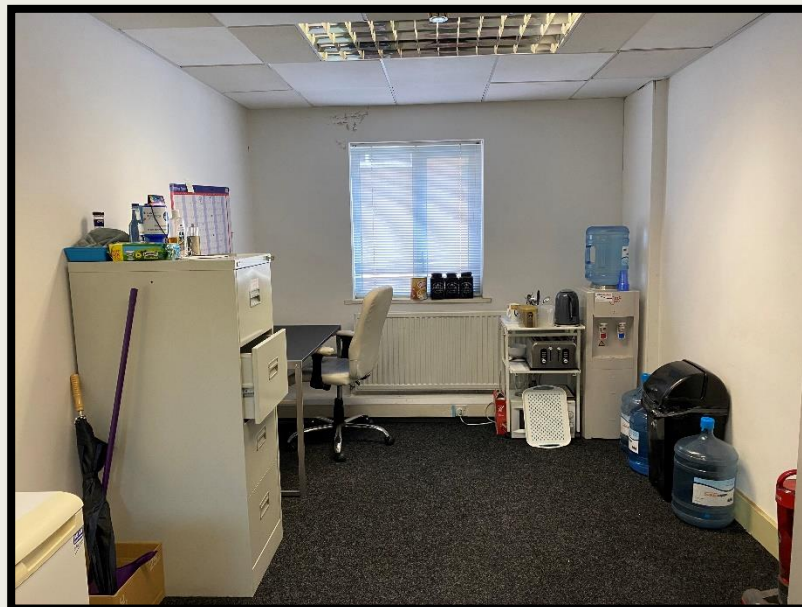
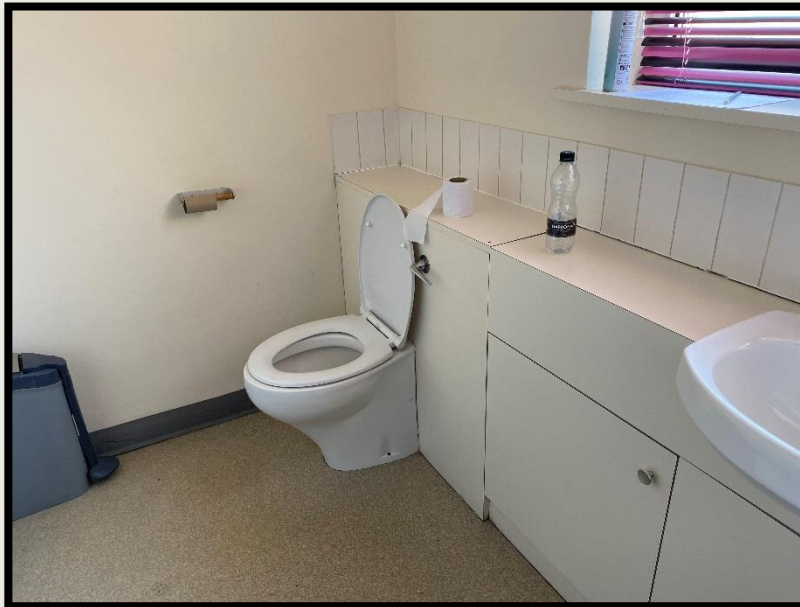
Energy Performance Certificate



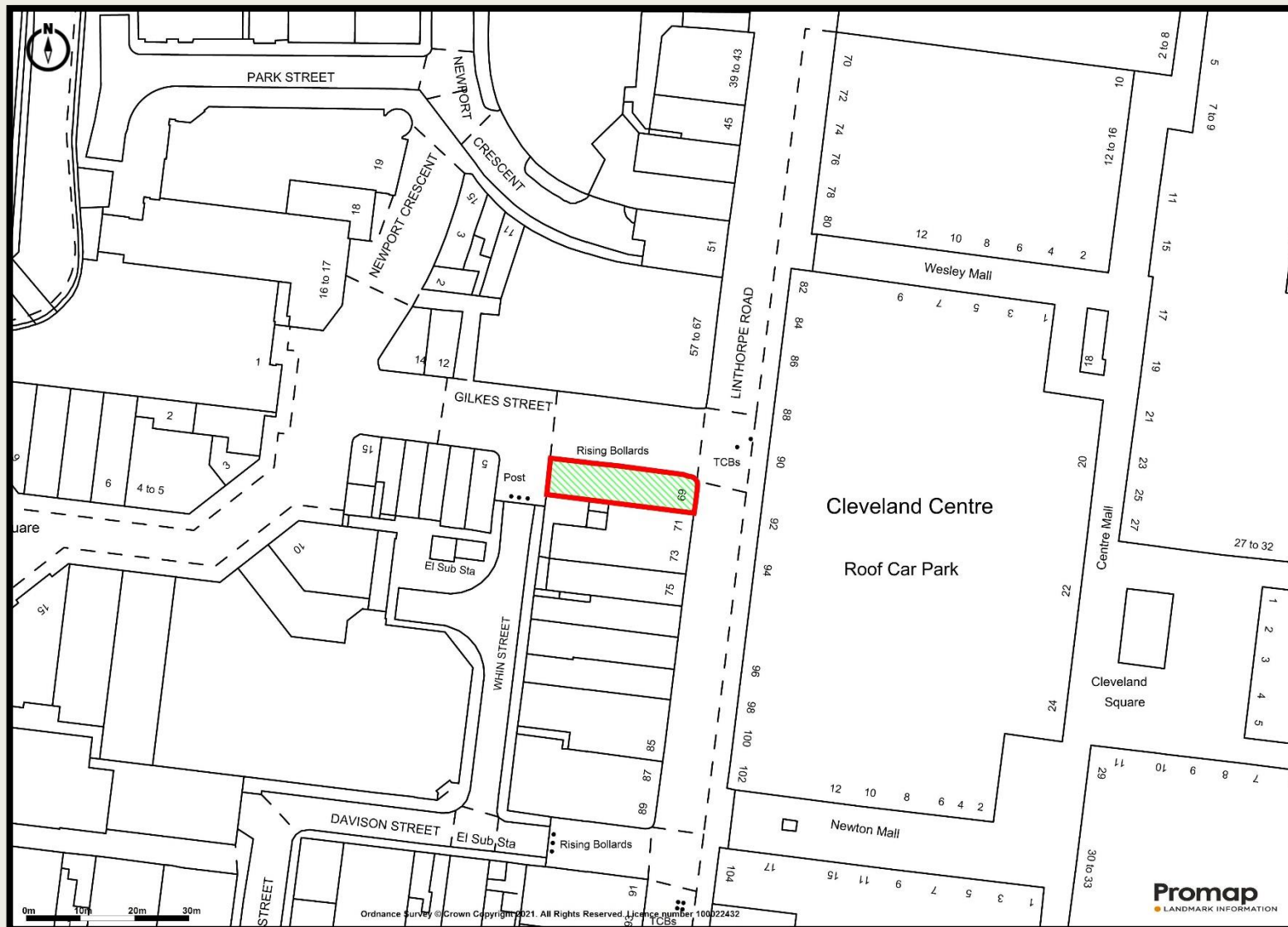
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