



**First floor, 2 Centre Square, Middlesbrough, TS1 2BF**



**Dodds Brown**  
Chartered Surveyors and Property Consultants



### Location

Centre Square is located at the heart of Middlesbrough town centre adjacent to Middlesbrough Town Hall, Law Courts, MIMA and the Holiday Inn Express.

Centre Square offices represents an opportunity for businesses to be located at the heart of a vibrant town centre with all the associated amenities that come with a town centre location.

### Building specifications

- 18 on site car parking spaces
- Additional parking available in close proximity
- Double-height atrium reception/entrance feature
- 2 eco-efficient passenger lifts
- VRF comfort cooling with heat recovery
- 3m clear ceiling height
- 150mm raised access floor void for power & data
- Suspended ceiling with semi-recessed LG7, LED fittings
- Solar water heating system
- Roof-mounted photo voltaic arrays to generate onsite electricity
- Rainwater harvesting system for WC and urinal flushing to reduce water consumption
- Reduced energy consumption via solar shading
- EPC A and BREEAM Excellent

### Description

The first floor is currently arranged as 2 separate wings. The north wing is fully fitted out and available as a turn key solution.

The south wing is in landlord CAT A standard with raised floors, floor boxes ceiling, lighting and HVAC in situ and requiring tenant’s CAT B fit out.

### Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
North wing	505.57	5,442
South wing	521.36	5,612
Total NIA	1,026.93	11,054

### Rates

The valuation office website shows a rateable value of £65,000 for the north wing. Awaiting assessment for the south wing.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2024/2025 period.

Enquiries regarding the actual amount should be directed to Middlesbrough Borough Council on 01642 726007.

### Service Charge

The office suite is subject to a service charge.

Further details on application.

### Terms

The accommodation is available to let by way of an assignment of the existing lease or a sublet.

Current rent is £198,972 for the whole floor based on £18.00 per square foot.

### Energy Performance Certificate

The building has an Energy Performance Rating of A(19). A full copy of this certificate is available upon request.

The building also has a Grade A, BREEAM Excellent Certification

### 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.

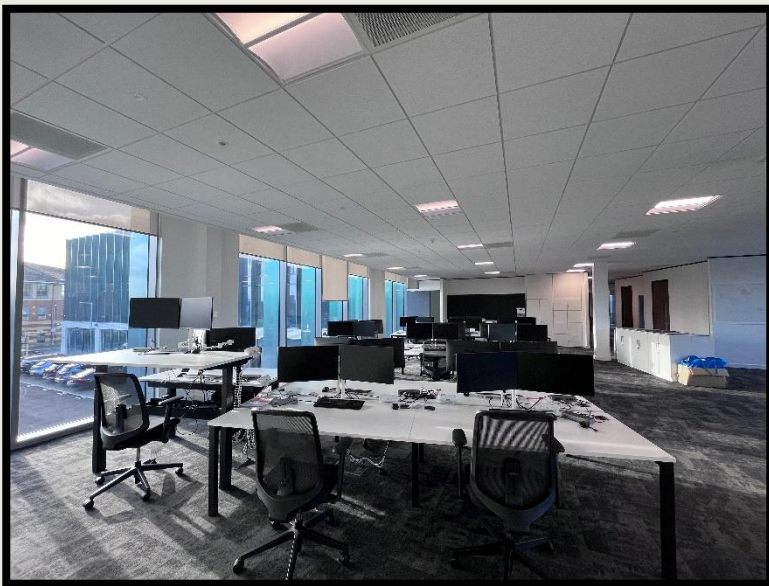
### Further information

Strictly through the Sole Agents



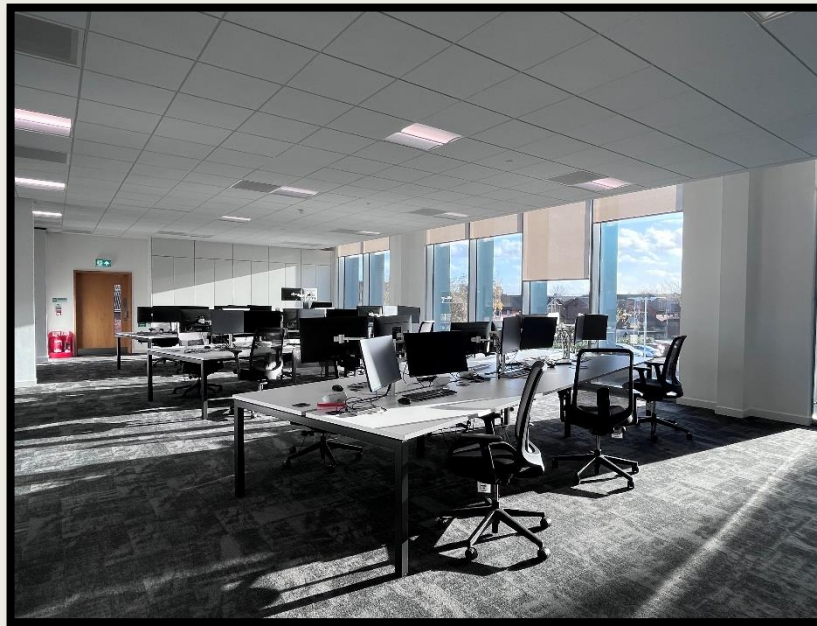
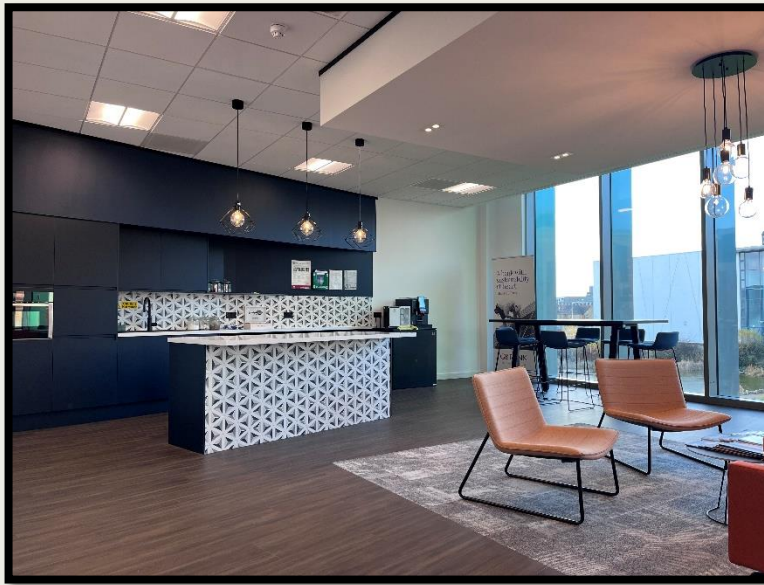
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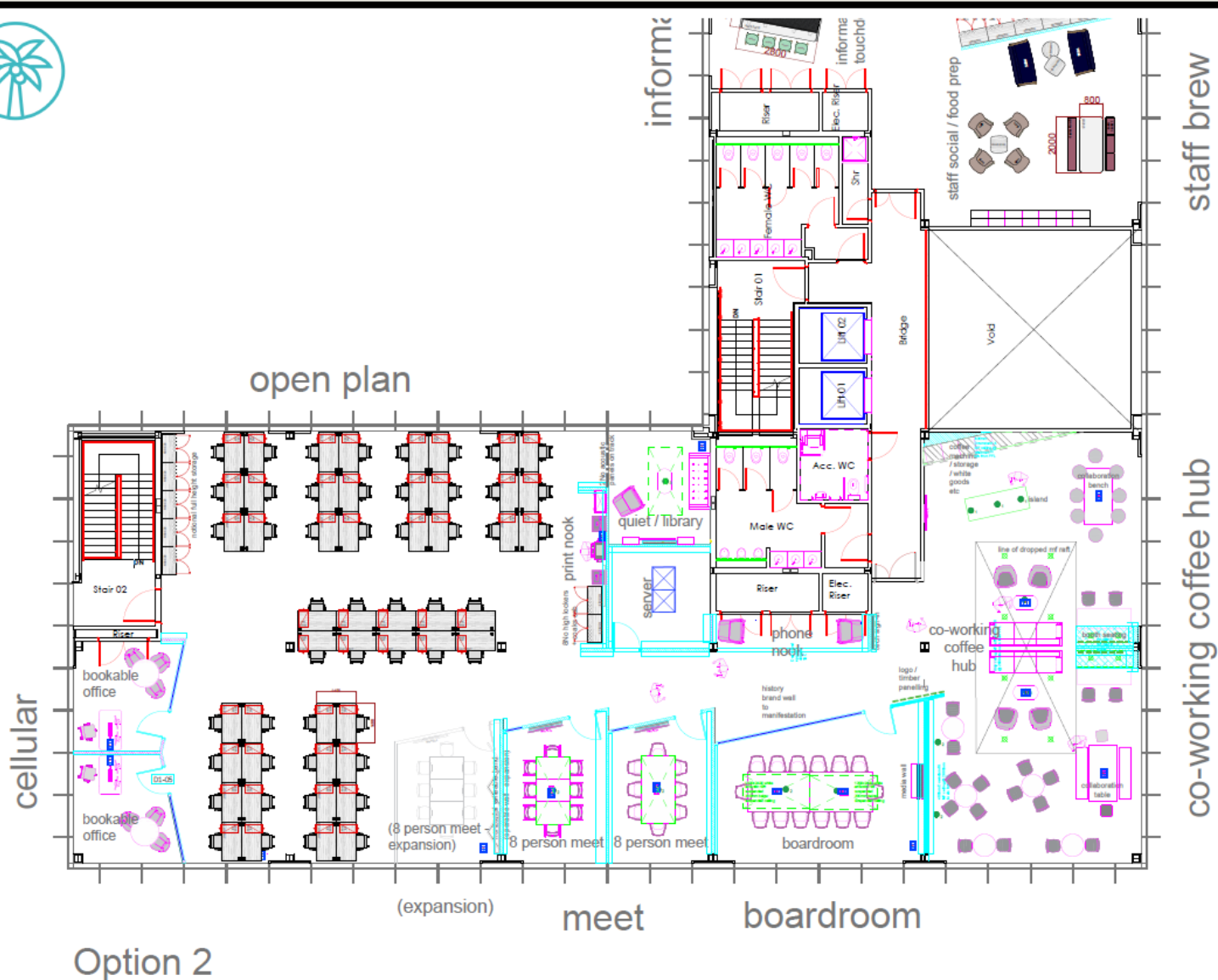


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Option 2

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