

**BOHO
FOUR**

For Sale with vacant possession

Self contained character office building with parking.
Suitable for a range of uses subject to planning.



Gibson House, Cleveland Street, Middlesbrough, TS2 1AY



Boho 4 (Gibson House) is located on the corner of Gosford Street and Cleveland Street. The building is Grade II listed and was originally built for the National Provincial Bank and was converted into a private members club in the 1930s. The building was refurbished into a business centre and branded Boho 4 in 2012. It is within the Middlesbrough Development Corporation Area and close to Middlesbrough rail station and the nationally recognized Digital business cluster.



Accommodation Schedule

BOHO 4	SQ M	SQ FT
Basement*	151	1,630
Ground Floor*	268	2,884
First Floor*	118	1,270
	537	5,784

*includes NIA of lettable areas only. Excludes common areas, meeting room, reception area and kitchen break out areas.

Accommodation



Gosford Street

Car park
14 Spaces

No Access

Limited
Access

GROUND FLOOR

A178 - Cleveland Street

No Access

FIRST FLOOR

No Access

No Access

No Access

BASEMENT





Location

Middlesbrough, a large town situated in North East England on the south bank of the River Tees, is strategically located approximately 10 miles east of Darlington, 60 miles north of Leeds, and 40 miles south of Newcastle. It benefits from strong transport links via road and rail, and its proximity to Teesside International Airport.

Middlesbrough has evolved in recent years into a diverse economic hub, featuring advanced manufacturing, digital technologies, and a growing service sector. Additionally, its strong connections to regional ports and logistics networks support its role in national and international trade.

The town has a resident population of 152,650* (Census 2021) and a population in excess of 663,000 within the Tees Valley economic area.

Boho Zone

Middlesbrough is a **hotbed** for the **digital tech** sector with particular strengths in **gaming, animation, ecommerce and VR**.

The sector is one of the **fastest growing** in the UK and employs over **8,000 people**, with a number of **leading companies** clustered around the **Boho zone** including **Double Eleven, Behaviour UK, Animersion, Radical Forge, Salesfire**.

Teesside University is a **world leader** in **digital and graphic design courses**, renowned for its innovation and collaboration with businesses.

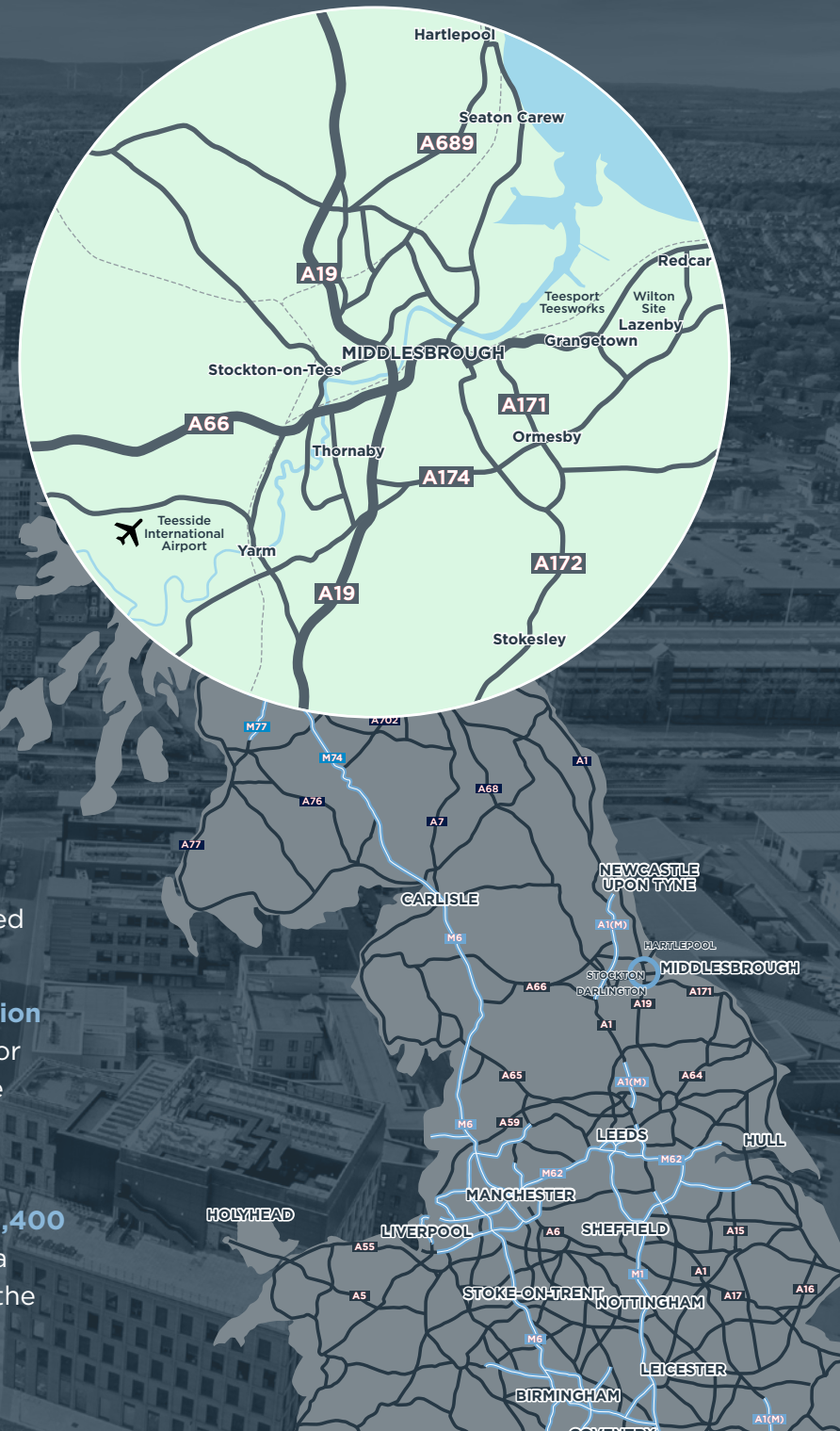
- **Middlesbrough** was ranked as the **fastest growing Tech cluster** in the UK, with a growth rate of 13.79% (Eskimoz Tech Jobs Report 2024)
- **Ranked 6th** leading tech hub in the UK (Eskimoz Tech Jobs Report 2024)
- Home to **165 tech firms**
- Employing over **8,000**

Middlesbrough has a growing **infrastructure** and **talent pool** to support future expansion of the tech sector.

Middlesbrough offers a **high quality of life**, with short commutes and a balanced lifestyle.

Middlesbrough Development Corporation was established by the Tees Valley Mayor in 2023 with the aim of accelerating the **regeneration** of the town centre.

Middlehaven Capital & Centric are proposing up to **3,400 houses and apartments** built in the area around the Old Town Hall and towards the waterfront at **Middlehaven Dock**.





- Boho 5
- Premier Inn
- LEONARDO Hotels
- Centre Square
- MIMA
- Teeside University
- Cleveland Shopping Centre
- Boho X DOUBLE ELEVEN HQ
- Hill Street Shopping Centre
- Town Hall
- Dundas Shopping Centre
- Boho One
- Captain Cook Square Shopping Centre
- Cleveland Police HQ
- Boho 6
- Station Suites
- Zetland Car Park
- Albert Road
- Boho Zero
- A66
- Linthorpe Road
- Train station
- STACK MIDDLESBROUGH
- flok
- Boho 4

WALK TIMES/DISTANCE		
Train Station	2 mins	0.1 miles
Dundas Shopping Centre	8 mins	0.4 miles
Cleveland Centre	9 mins	0.4 miles
Hill Street Shopping Centre	13 mins	0.6 miles
Bus station	15 mins	0.7 miles

Boho X
DOUBLE
ELEVEN
HQ

CAPITAL&CENTRIC
Middlehaven
Redevelopment
3,400 new*
homes
[CLICK HERE](#)

Transporter
bridge

Outwood
Academy
Riverside -
secondary school
opening Spring
2027

MC
Middlesbrough
College

Old Town
Hall (under
refurbishment)

BOHO
FOUR
(Gibson House)

Boho Village

P

P

Boho One

Boho 5

Train
station

P

A66

STACK
MIDDLESBROUGH

ALBERT NORTH

flok
CO WORKING SPACE

* The proposed Capital & Centric development also includes extensive vacant land around the dock

EPC

Updates EPCs have been commissioned and are available on request.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

The property has been elected for VAT.

Proposal

The property is offered for sale with vacant possession. We are instructed to seek offers in excess of £475,000 (four hundred and seventy five thousand pounds) for the property.

Further information

To arrange a private viewing or for more detailed information for this opportunity, please contact our joint agents:



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What if...
we do real estate differently!

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Disclaimer: These brief particulars have been prepared as joint agents for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars. November 2025. Designed by ARK