Office/Retail Unit to let  |  34-40 Albert Road
Middlesbrough TS1 1NS
Albert Road | Middlesbrough

Albert Road is at the heart of Middlesbrough’s business district and offers a prime, central location for local and national organisations. It provides excellent quality office space to companies operating across sectors including financial, legal, recruitment and public services (amongst others).

This double fronted Grade II listed building has recently been fully refurbished and is within easy reach of all main transport links (A66 and A19, East Coast mainline and Durham Tees Valley Airport), and close to the town’s principle shopping area.

34-40 | Wilson’s Courtyard

The following unit is available in this building and is fitted as a standard developers shell with timber shop fronts and electric roller shutters:

<table>
<thead>
<tr>
<th>Floor</th>
<th>NIA</th>
<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>Ground floor</td>
<td>342.46</td>
<td>3,686</td>
<td></td>
</tr>
<tr>
<td>TOTAL NIA</td>
<td>342.46</td>
<td>3,686</td>
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The unit has the benefit of planning consent for A1, A2, A3 and/or A4 uses within the Town and Country Planning Use Classes (order 1987).

This property can be divided into two separate units.
Rent
£50,000 per annum exclusive of outgoings.

Rateable Value
The rateable value is to be separately assessed upon occupation. Interested parties should direct all enquiries to Middlesbrough Borough Council. Tel: 01642 245432.

Lease Terms
Accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

The Code of Practice in England and Wales recommends that professional advice is sought from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

Legal Costs
Each party is to bear their own legal costs incurred during this transaction.

VAT
All figures within these terms are exclusive of VAT where chargeable.
Energy Performance Certificate

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

A+ 0-25
A 26-50
B 51-75
C 76-100
D 101-125
E 126-150
F Over 159

Less energy efficient

More energy efficient

Net zero CO2 emissions

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 485
Building complexity (NOS level): 3
Building emission rate (kgCO2/m²): 104.3

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built
78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.
Locaugidw|fon | Albert Road, Middlesbrough

These parugidw|fculars shall not form any part of an offer or contract and no guarantee is given as to the condiugidw|fon of the property or the accuracy of its descripugidw|fon. An intending purchaser or tenant is not to rely on any representaugidw|fon made in these parugidw|fcularsand must saugidw|fsfy himself as to their accuracy by his own invesugidw|fgaugidw|fon before entering into a contract.

Another development by:

These particulars shall not form any part of an offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into a contract.