



## Boho Five, Bridge Street East, Middlesbrough, TS2 1NY

### Offices TO LET

- Train Station within a 5-minute walk
- High speed broadband
- Accessible spaces
- [///purely.leap.trains](http://purely.leap.trains)
- Offices can be adapted to suit tenants
- Breakout spaces and private meeting rooms
- Communal kitchen and shower areas

## Summary

Available Size	104 to 1,053 sq ft
Rent	£16 per sq ft Business rates to be paid by the tenant
Business Rates	N/A
EPC Rating	B

## Description

A range of light, bright and modern office spaces and facilities to suit your needs at Boho Five, the home of the Digital Quarter.

Boho Five offers dynamic space designed to encourage collaboration, deal-flow and knowledge transfer, with a wide range of facilities and benefits including fully stocked kitchen areas located on every floor, informal meeting spaces & car parking.

## Location

Boho Five occupies a prime position just moments from Middlesbrough train station & College, combining exceptional accessibility with a vibrant business environment. Situated within striking distance of The Cleveland Centre and Hill Street Shopping Centre—occupiers benefit from a wealth of shops, restaurants, and cafés within a short walk.

Transport links - Middlesbrough train station providing fast regional connections, while multiple bus routes serve this location, the A66 is immediately south of Boho Five, linking directly to the A19 (north and south) and the A1(M) via Darlington, providing connections to Newcastle, Leeds, and Manchester.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office G09	1,053	97.83	Available
1st - Space from 336 Sqft	2,341	217.49	Available
2nd - Space from 171 Sqft	1,656	153.85	Available
3rd - Space from 170 Sqft	1,541	143.16	Available
4th - Space from 141 Sqft	1,789	166.20	Available
5th - Space from 104 Sqft	2,881	267.65	Available
Building - Offices	11,261	1,046.18	Available



## Viewing & Further Information



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