



## Offices, Acklam Hall, Middlesbrough, TS5 7BJ

### Serviced Offices To Rent In Stunning Location

- Executive Serviced offices
- On-Site Tomahawk Restaurant
- Free Wifi
- Unique Building with vast "putting green" quality grounds
- Free Parking Available
- Lift, luxury toilets and Kitchen Facilities
- Stunning Meeting and Conference Rooms Available
- [///urgent.decide.retain](http://urgent.decide.retain)

## Summary

<b>Available Size</b>	143.20 to 170 sq ft
<b>Business Rates</b>	N/A
<b>Car Parking</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

With its timeless elegance and historic prestige, Acklam Hall stands as a magnificent Grade I listed mansion, built in 1680 and lovingly restored to its former glory. Nestled within immaculate, putting-green quality lawns and graceful walkways, the Hall offers an exceptional selection of executive, fully equipped office suites. Each suite features high-speed internet, state-of-the-art CCTV, complimentary on-site parking, and 24/7 secure access. Across every floor, discerning tenants enjoy opulently appointed male and female restrooms, alongside shared, fully stocked kitchens for convenience and comfort. At the heart of the ground floor, the acclaimed Tomahawk Steakhouse welcomes both residents and the public, serving from 9am to 9pm, Monday to Saturday, with a sumptuous Sunday Lunch from 12pm to 7pm. The adjoining bar extends the experience, open 9am to 11pm, Monday to Friday, providing the perfect setting to unwind in style.

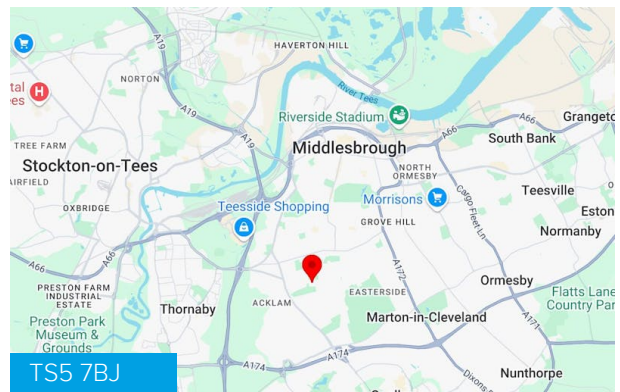
## Location

Acklam Hall is perfectly positioned in the heart of Acklam, one of Middlesbrough's most prestigious residential and business districts, just 3.2 miles from the town centre. Its prime location offers superb transport links, with swift access to the A19 (North and South) and the A66. Middlesbrough Train Station, 4.7 miles north, connects directly to major cities including Newcastle, Leeds, Manchester, and London, while Teesside International Airport is only 11.4 miles west.

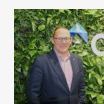
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office 1	371.40	34.50	Let
1st - Office 2	199.10	18.50	Let
1st - Office 3	100	9.29	Let
1st - Office 4	355.20	33	Let
2nd - Office 5	210	19.51	Let
2nd - Office 6	107.60	10	Let
2nd - Office 7	186	17.28	Let
2nd - Office 8	306.80	28.50	Let
2nd - Office 9	183	17	Let
2nd - Office 10	382.10	35.50	Let
2nd - Office 11	226	21	Let
2nd - Office 12	355.20	33	Let
2nd - Office 14	125.90	11.70	Let
2nd - Office 15	101.20	9.40	Let
2nd - Office 16	104.40	9.70	Let
2nd - Office 17	143.20	13.30	Available
2nd - Office 18	170	15.79	Available
2nd - Office 19	214	19.88	Let
<b>Total</b>	<b>3,841.10</b>	<b>356.85</b>	



## Viewing & Further Information

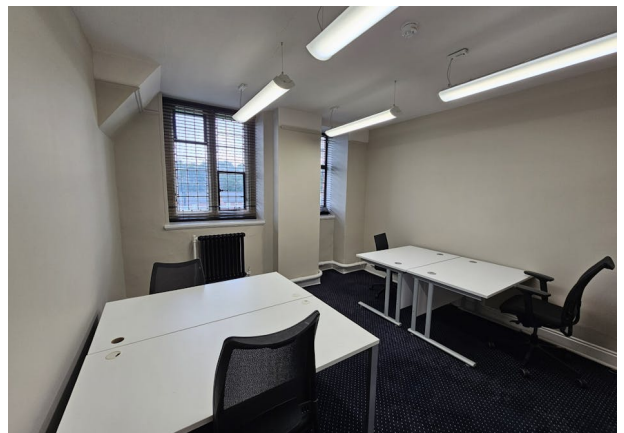


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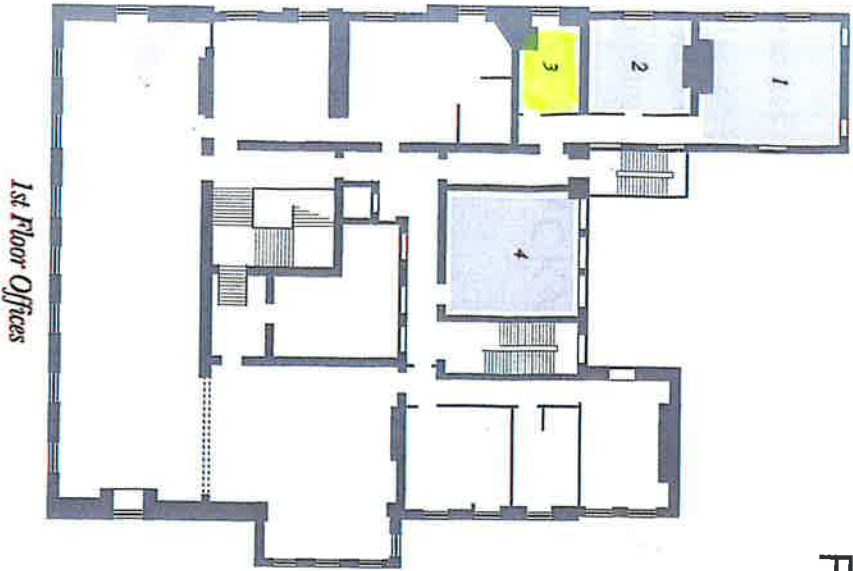
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ACKLAM HALL  
— 1488 —

# SERVICED OFFICES FLOORPLAN & DIMENSIONS



Office Number	Number of Desks	Sq.m	Sq.ft
1	6	34.5	371.4
2	4	18.5	199.1
3	1	10.0	107.6
4	8	33.0	355.2
5	5	20.5	220.7
6	2	10.0	107.6
7	5	18.0	193.8
8	7	28.5	306.8
9	5	17.0	183.0
10	11	35.5	382.1
11	5	21.0	226.0
12	8	33.0	355.2
14	3	11.7	125.9
15	2	9.4	101.2
16	2	9.7	104.4
17	3	13.3	143.2
18	4	17.0	183.0
19	4	19.5	209.9