

TO LET

MODERN REFURBISHED OFFICE ACCOMMODATION
875 - 46,055 Sq Ft

- Situated in the heart of Middlesbrough town centre in close proximity to Middlesbrough train station. The building is specified to an excellent level and has numerous
- Good access to A19/A66
- Offices ranging in size from 800 sq. ft to 45,000 sq. ft
- On-site parking and security
- Benefits from Air Con, Shower Facilities, Central Heating, Passenger Lifts

DUNDAS HOUSE, DUNDAS STREET, MIDDLESBROUGH

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DUNDAS HOUSE, DUNDAS STREET, MIDDLESBROUGH, TS1 1HY

Location

Middlesbrough Town Centre is the sub-regional centre of the Tees Valley City Region and is currently undergoing a major transformation with an investment of £700m over the next 5 years.

The Town Centre has become an important hub for the digital, creative and healthcare industries. The Tees Valley is the best performing Northern local economic area for innovation and Middlesbrough has the highest business start up rate in the Tees Valley.

Further information on Middlesbrough's transformation is available at www.investmiddlesbrough.co.uk

Description

Dundas House is ideally situated in the heart of Middlesbrough Town Centre. Formerly a BT call centre, Dundas House has recently undergone a major refurbishment.

A range of refurbished accommodation is now available to suit occupier's requirements.

2 No 10 person passenger lifts to all floors

1 No goods lift to all floors

Manned reception

Male and female toilets on all floors

Showers and disabled toilets on alternate floors

Central heating to perimeter radiators

Fresh air mechanical ventilation

EPC available upon request

Refurbished openable windows

Refurbished floor space to occupier's specification.

Perimeter trunking

Internet and telephone packages available

On-site security

Dedicated tenant and visitor parking in basement car park with direct lift access to offices

Accommodation

	Sq Ft	Sq M
Floors 1-4	19,820	1,841.28
Floor 5	6,340	588.99
Floor 6	6,340	588.99
Floor 7	6,340	588.99
Floor 8	6,340	588.99
Serviced office suites	182	16.91
TOTAL	46,055	4,278.51

Terms

Serviced office suites on the 8th floor are available from 182-875 sq ft on flexible, easy in easy out tenancy agreements for a minimum term of 6 months.

Rentals are based on an all-inclusive rent (excluding only business rates, internet and telephone costs).

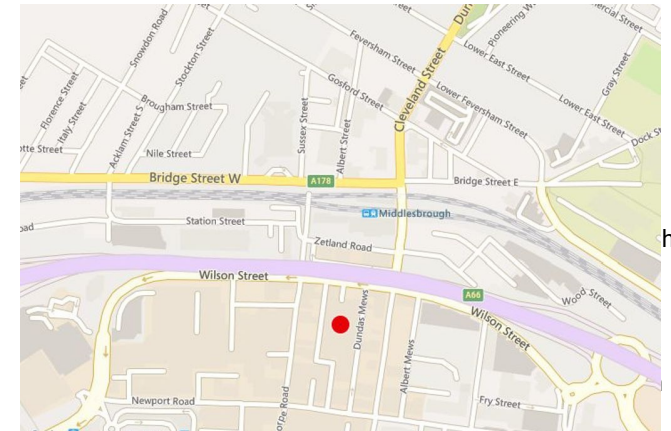
Larger suites are available on longer lease terms. Rental terms subject to specification. Service charge and business rates information available on request.

Energy Performance Certificate

Available on request.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.



successful purchaser.

