

OFFICE TO LET

Six Centre Square, Middlesbrough,
TS1 2BF

- Raised access floor Suspended ceiling with semi-LED lights with daylight dimming and PIR controls
- Recently Constructed Grade A Office
- EPC - A
- Floor to ceiling glazing
- 3rd Floor Office Suite to Let
- 939.25 m² (10,110ft²)

Rent of £21.50 per sq ft per annum

BradleyHall



Six Centre Square

The Six Centre Square development is in the heart of Middlesbrough's well-connected and vibrant town.

Strategic Site

Six Centre Square is 200,000sq ft of prime office space in one of Tees Valley's primary centres for retail and employment.

Middlesbrough is already an attractive location for business and professional services.

The Centre Square development is creating new service sector jobs in the centre of Middlesbrough and will continue to open up further office and retail development opportunities.

There is 4,521 sq ft of ground floor space and 10,110 sq ft on third floor available to lease. The remainder of the building is occupied by national insurance firm AXA.

Modern, Flexible A-Grade Development

- VRF heat recovery heating and comfort cooling system Designed to a 1:8 sq.m. occupational density
- 150mm raised access floor Suspended ceiling with semi LED lights with daylight dimming and PIR controls
- 3m clear floor to ceiling heights
- Floor to ceiling glazing
- Two x 13 person lifts
- EPC – A
- BREEAM "Very Good" rating
- Roof mounted photovoltaic panels
- Solar hot water heating system
- Rainwater harvesting system for WC and urinal flushing to reduce water consumption
- Intelligent energy submetering and monitoring system
- Mechanical ventilation systems with heat recovery

Availability

Floor	Company	Sq ft	Sq m
3	Available	10,110	939
2	AXA	10,023	931
1	AXA	9,840	914
G	AXA	4,035	375
G	TUI	4,521	420

At the Heart of It

Six Centre Square is a modern and impressive addition to the buildings already in Middlesbrough's town centre such as the Middlesbrough Town Hall, mima (the leading arts space in the Tees Valley), and the recently developed Holiday Inn hotel.

Six Centre Square is also in close walking distance to four large shopping centres, offering a large range of well-known high-street brands.

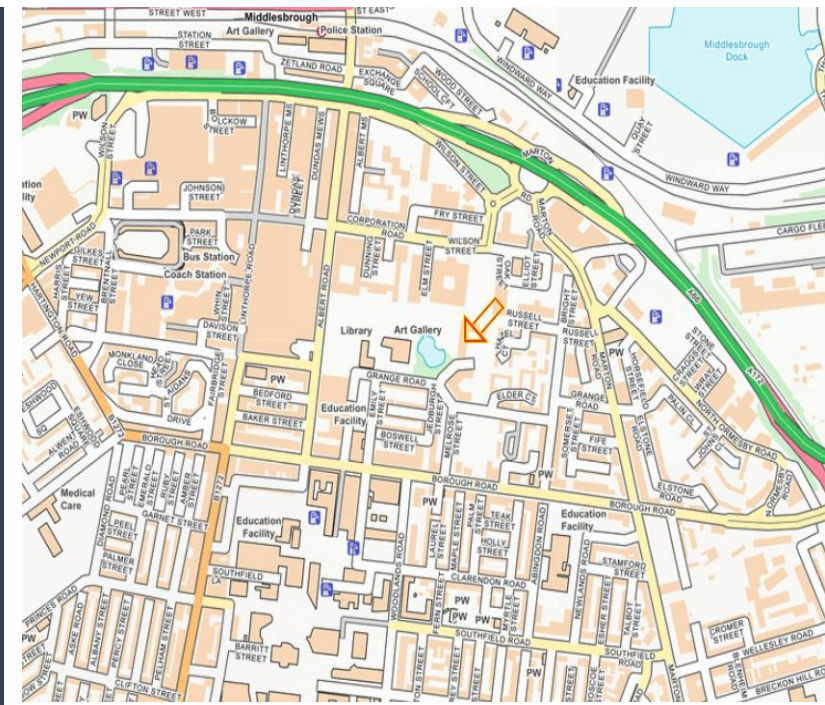


Direct access to A66 linking to A19 and A1(M)

Nearby to Middlesbrough Bus Station



0.5 miles from Middlesbrough train station



LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

CONTACT US

Contact: Joseph I'Anson or Benjamin Riddle or our joint agents Dodds Brown
Tel: 01642 265 300
Email: teesside@bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

