

TO LET

REFURBISHED OFFICE SUITES
97 - 644 Sq Ft

- Refurbished office suites from 97 to 2,300 sq. ft
- Flexible terms
- Ready for immediate occupation
- All inclusive options
- Central town centre location
- Nearby cafes, micro pubs and restaurants at Baker and Bedford Street and Centre Square

VICTORIA HOUSE, 159 ALBERT ROAD, MIDDLESBROUGH

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VICTORIA HOUSE, 159 ALBERT ROAD, MIDDLESBROUGH, PROPERTY ADDRESS POSTCODE]

Location

The property is situated on the corner of Albert Road and Baker Street in the heart of Middlesbrough Town Centre. Albert Road is the main commercial street in Middlesbrough Town Centre with frontage to Centre Square, The Town Hall and Cleveland Shopping Centre.

Teesside University is situated at the southern end of Albert Road and Middlesbrough Railway Station at the northern end.

The adjacent Baker and Bedford Street have become a flourishing quarter for independent retailers, micro pubs, cafés and restaurants.

Baker Street is also the location for the monthly Orange Pip market, a popular street food market with live entertainment.

Middlesbrough has a strong reputation as the main office location in the Tees Valley with the new office development at Centre Square.

Description

Victoria House provides modern, refurbished office suites in a range of sizes over 4 floors with main entrance lobby and passenger lift serving all floors. There are male and female WCs with the office suites on all floors. A disabled WC is also provided.

All suites are carpeted, nicely decorated with LED lighting and access to a shared kitchen and break out facilities.

Third floor business centre suites 5 and 6 available as a whole or separate

Season ticket parking is available in the Cleveland Shopping Centre for £50.00 per month.

Accommodation

	Sq Ft	Sq M
Third floor Business Centre suite 3 & 4	644	59.83
Third floor Business Centre suite 5	97	9.01
Third floor business centre suite 6	194	18.02
TOTAL	644	59.83

Business Rates

All suites within the 3rd floor Business Centre are within the threshold for Small Business Rate Relief, which can be claimed by eligible occupiers.

Terms

The current UBR is 49.9 pence in the pound for the 2025 - 2026 period. Enquiries regarding the precise amount payable should be directed to Middlesbrough Council, Telephone (01642) 726007.

Service Charge

Costs include service charge and utilities.

Energy Performance Certificate

This property has a rating assessment of C(73). A full copy of the EPC is available upon request.

VAT

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

