



## TO LET

MODERN GRADE A1 OFFICE ACCOMMODATION  
5,000 Sq Ft

- High Specification office building
- Prestigious reception hall
- Car parking ratio of 1:270 sq. ft

**GROUND FLOOR, HUDSON QUAY, MIDDLEHAVEN,  
MIDDLESBROUGH**

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## GROUND FLOOR, HUDSON QUAY MIDDLEHAVEN, MIDDLESBROUGH, TS3 6RT

### Location

Hudson Quay comprises 2 high specification office buildings which benefit from a waterside frontage.

Hudson Quay offers an outstanding location with direct access to the A 66 and offers a superb and prestigious location for your company.

The buildings are a short walk from Middlesbrough town centre and its amenities

### Description

The office is currently fitted out to a high standard with meeting rooms, server room and kitchen area

The premises provides a suite of modern grade A1 offices which benefit from:

- Prestigious reception hall
- Flexible open floor plates
- Suspended ceilings with CAT II lighting
- Call centre configuration
- Fully disabled complaint
- 2.8m clear floor to ceiling height
- Car parking ratio of 1:270 sq. ft.
- Metal ceiling tiles

### Accommodation

	Sq Ft	Sq M
Part 1st floor	5,000	464.5
<b>TOTAL</b>	<b>5,000</b>	<b>464.5</b>

### Business Rates

The valuation office website shows a 2017 rateable value of £58,000 for the whole building.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025 2026 period

Enquiries regarding the actual amount payable should be directed to Middlesbrough Council on 01642 726007

### Terms

The accommodation is available to let for a term of years to be agreed on a new full repairing and insuring lease

### Service Charge

A service charge will be payable in addition to the rent.

Estimated cost £4.50 per square foot

### Energy Performance Certificate

The building has an energy assessment rating of C(75) 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.

### Additional Information

#### Rent

£15.00 Per Sq Ft

#### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

#### Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

**Richard Wilson**

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