

10 ALBERT ROAD

OFFICE/FOOD & DRINK
1,200 SQ FT



LOCATION



BE INTRIGUED
BE READY
BE HERE

RENT & RATE
INCENTIVES
AVAILABLE

OFFICE
SPACE TO
THRIVE
DEVELOP
AND STAY

A NEW PLACE TO BE FOR BUSINESS

Whether you need a small office space for your new start-up business, or a bigger space to accommodate your company's long term growth plans, the eclectic mix of buildings at Albert North offer a great choice of space in terms of style, size and specification. The carefully renovated buildings expose the industrial heritage of Teesside, with elaborate exteriors and spacious interiors.

1

SPACES TO SUIT YOUR
BUSINESS NEEDS

2

FLEXIBLE SPACE TO
MAKE YOUR OWN

3

PARKING INCENTIVES

ALBERT^{NORTH}
INVOLVED

GET IN TOUCH TO FIND OUT MORE

Mark Hill - Commercial Property Director
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www.albertnorth.co.uk
01642 666 936



10 ALBERT ROAD

OFFICE/FOOD & DRINK
1,200 SQ FT

Albert Road is at the heart of Middlesbrough's business district and offers a prime, central location for local and national organisations. It provides excellent quality office spaces to companies operating across sectors including financial, legal, recruitment and public services, amongst others. Business rate incentives are available for companies operating in the creative, media & digital sectors.

Within easy reach of all main transport links (A66 and A19, East Coast mainline and Durham Tees Valley Airport), Albert North is close to the town's bustling shopping area and local amenities, as well as the popular Orange Pip Market and abundance of restaurants, bars and clubs, with further exciting new choices on the horizon.



RENT
£15,000
PER ANNUM



**RATEABLE
VALUE**
£15,750
PER ANNUM

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Self-contained access
- Shell space ready to be fitted out to the tenants spec & design

Ground floor

1,200 sq ft (111 sq m)

LEGAL COSTS

Each party is to bear their own legal costs incurred during this transaction.

VAT

All figures within these terms are exclusive of vat where chargeable.

LEASE TERMS

Accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

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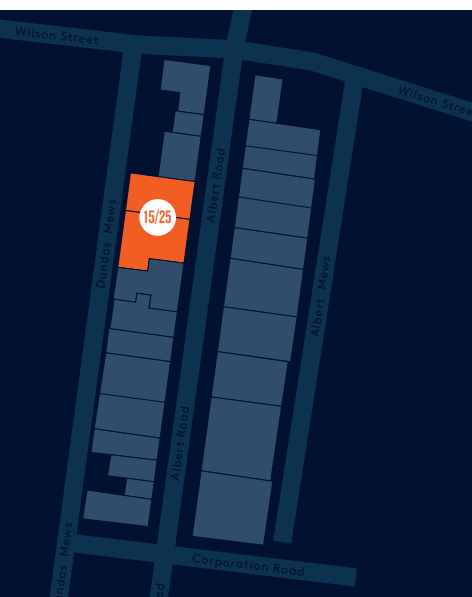


15-25 ALBERT ROAD

OFFICE/FOOD & DRINK
550 to 2,900 SQ FT



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15-25 ALBERT ROAD OFFICE/FOOD & DRINK 550 TO 2,900 SQ FT

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RENT
£10,000
TO £35,000
PER ANNUM



**RATEABLE
VALUE
TO BE
ASSESSED**

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VAT

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THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Self-contained access
- Shell space ready to be fitted out to the tenants spec & design

Ground floor - unit 1	550 sq ft (51 sq m)
Ground floor - unit 2	1,050 sq ft (97 sq m)
Ground floor - unit 3	700 sq ft (65 sq m)
Ground floor - unit 4	2,900 sq ft (269 sq m)

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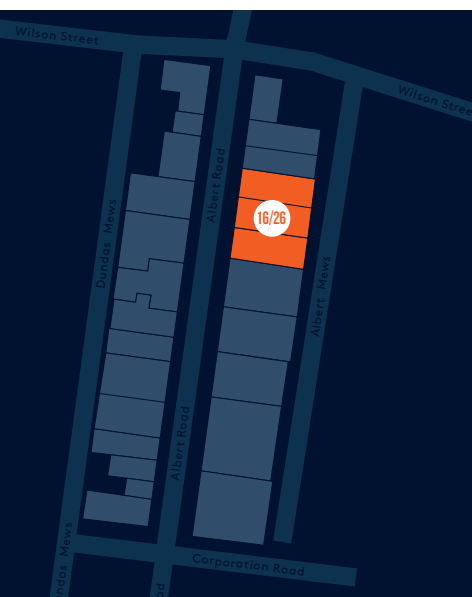


16-26 ALBERT ROAD

OFFICE
1,000 to 15,000 SQ FT



LOCATION



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16-26 ALBERT ROAD OFFICE

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RENT
£8.50
PER SQ FT
PER ANNUM



RATEABLE
VALUE
TO BE
ASSESSED

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Suspended ceilings
- Recessed lighting
- Raised steel access floors
- Comfort cooling
- Kitchen facilities
- Two passenger lifts
- Male, female & disabled toilets to common parts
- Manned ground floor reception
- Refurbished common parts and entrance lobby
- Disabled access
- High speed broadband

First floor rear	1,450 sq ft (135 sq m)
First floor annexe	1,000 sq ft (93 sq m)
Second floor	5,000 sq ft (465 sq m)
Second floor annexe	1,000 sq ft (93 sq m)
Third floor	5,000 sq ft (465 sq m)
Third floor annexe	1,000 sq ft (93 sq m)
Fifth floor	5,000 sq ft (465 sq m)
Sixth floor	5,000 sq ft (465 sq m)

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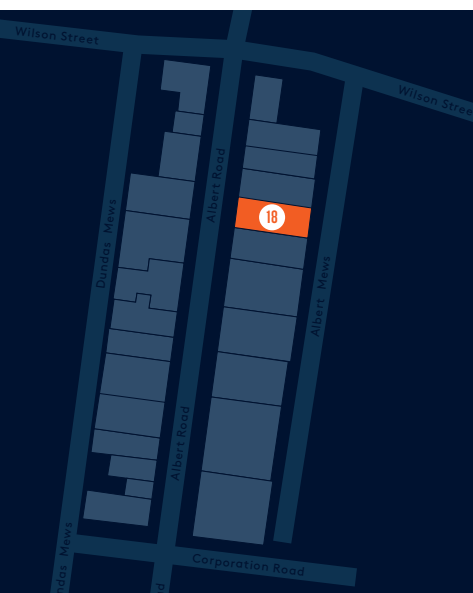


18 ALBERT ROAD

OFFICE/FOOD & DRINK
1,200 SQ FT



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18 ALBERT ROAD OFFICE/FOOD & DRINK 1,200 SQ FT

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RENT
£15,000
PER ANNUM



**RATEABLE
VALUE**
£14,750
PER ANNUM

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Male & female toilets
- Separate kitchen
- Self-contained access

Ground floor

1,200 sq ft (111 sq m)

LEGAL COSTS

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27 ALBERT ROAD

OFFICE
3,000 SQ FT



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27 ALBERT ROAD OFFICE 3,000 SQ FT

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RENT
£35,000
PER ANNUM



**RATEABLE
VALUE**
£35,750
PER ANNUM

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Comfort cooling
- Separate kitchen facilities
- Male, female & disabled toilets
- Self-contained access

Ground Floor

3,000 sq ft (279 sq m)

LEGAL COSTS

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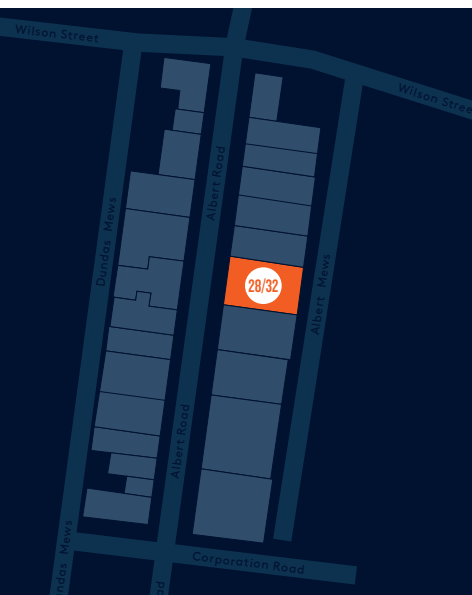


28-32 ALBERT ROAD

OFFICE/FOOD & DRINK
1,500 TO 3,500 SQ FT



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28-32 ALBERT ROAD

OFFICE/FOOD & DRINK
1,500 TO 3,500 SQ FT

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RENT
£20,000
TO £45,000
PER ANNUM



**RATEABLE
VALUE
TO BE
ASSESSED**

LEGAL COSTS

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VAT

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THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Self contained access
- Shell space ready to be fitted out to the tenants spec & design

Ground floor

1,500-3,500 sq ft (139-325 sq m)

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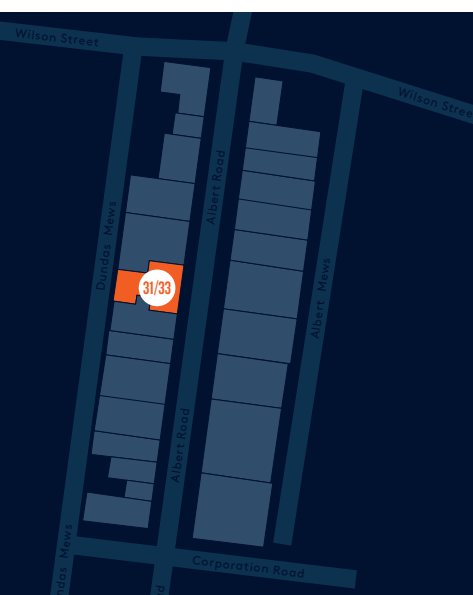


31-33 ALBERT ROAD

OFFICE
1,300 TO 1,680 SQ FT



LOCATION



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31-33 ALBERT ROAD OFFICE

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RENT
£7.50
PER SQ FT
PER ANNUM



**RATEABLE
VALUE
TO BE
ASSESSED**

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Underfloor heating
- Kitchen facilities
- Passenger lift
- Male, female & disabled toilets to common parts
- Refurbished common parts and entrance lobby
- Disabled access

Third floor rear	1,615 sq ft (150 sq m)
Third floor front	1,680 sq ft (156 sq m)
Fourth floor rear	1,300 sq ft (120 sq m)
Fourth floor front	1,550 sq ft (144 sq m)

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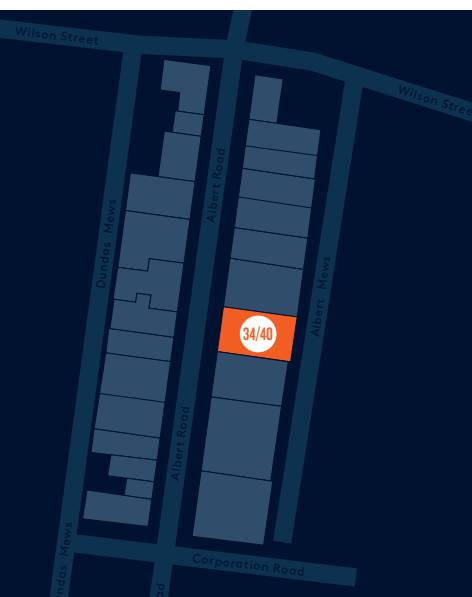


34-40 ALBERT ROAD

OFFICE/FOOD & DRINK
2,000 to 4,000 SQ FT



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34-40 ALBERT ROAD

OFFICE/FOOD & DRINK
2,000 TO 4,000 SQ FT

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RENT
£25,000
TO £50,000
PER ANNUM



**RATEABLE
VALUE
TO BE
ASSESSED**

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Self-contained access
- Shell space ready to be fitted out to the tenants spec & design

Ground floor 2,000-4,000 sq ft (186-372 sq m)

LEGAL COSTS

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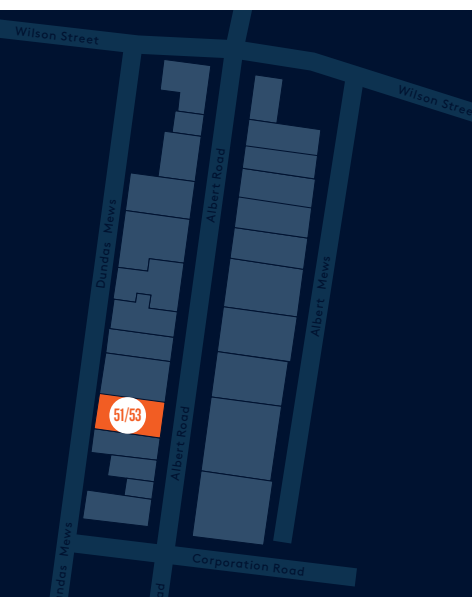


51-53 ALBERT ROAD

OFFICE
3,550 SQ FT



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51-53 ALBERT ROAD OFFICE 3,550 SQ FT

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RENT
£25,000
PER ANNUM



**RATEABLE
VALUE**
£25,250
PER ANNUM

THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Comfort cooling
- Male, female and disabled toilets
- Separate kitchen
- Self-contained access

Ground floor	3,550 sq ft (189 sq m)
First floor	850 sq ft (79 sq m)
Second floor	667 sq ft (62 sq m)

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