



BE A PART OF MIDDLESBROUGH'S EXCITING JOURNEY

Middlesbrough is a thriving city full of aspiration that is in the midst of a transformational regeneration programme. The Council has set out its vision for a £68m investment programme over the next four years, placing Middlesbrough on the dawn of a new era.

Major investments such as Grade A office space in Centre Square and TeesAMP are already underway, with additional projects on the horizon including the Snow Centre, Student Village and expansion of the University quarter, as well as the transformation of Vancouver House into a Best Western Hotel and 71 private apartments.

Middlesbrough is highlighted as one of 16 booming 'digital suburbs and tech towns' in the 2018 Tech Nation Report, with a higher proportion of digital tech employment than the UK average.

HISTORY OF ALBERT NORTH

For over a decade, Middlesbrough has also invested in developing one of the country's fastest growing digital clusters. Centred around Albert North, the Boho Zone is home to first class digital businesses trading world-wide. The area is a blended

**ANDY McDONALD,
MP FOR MIDDLESBROUGH**

" I can't remember a time when Middlesbrough had as many exciting and transformational projects ongoing or indeed when there was a better time to invest in our town. "



STAY CONNECTED

Albert North is situated in Middlesbrough's bustling city centre, with its thriving independent shops, café bars, clubs, art galleries and restaurants. Locally, the area benefits from numerous attractions including the recently refurbished Town Hall, Baker Street and Bedford Street, the city's growing independent quarter and the popular Orange Pip artisan market.

Just a few minutes from Middlesbrough's railway and bus stations, and with convenient parking available directly outside of the buildings and in nearby multi storey car parks, Albert North provides great public transport links across the region and the rest of the UK.

Located close to the A66, Albert North offers quick access to the A19 and other major motorways. A wealth of city centre parking options are also available close to Albert North, served by a range of Council operated and private car parks, making Middlesbrough one of the region's best value city centres for motorists.



GET IN TOUCH

TO FIND OUT MORE

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ALBERT NORTH

AN EXCITING CHANGE IS COMING TO ALBERT ROAD

Albert North is a vibrant new business community set in the historic quarter of Middlesbrough, in the heart of the Tees Valley. With quality space available for a range of purposes including office and studio space, food and drink and city living apartments, Albert North brings together passionate people and ambitious businesses in the centre of this pioneering small city.

THE NEXT CHAPTER FOR ALBERT ROAD

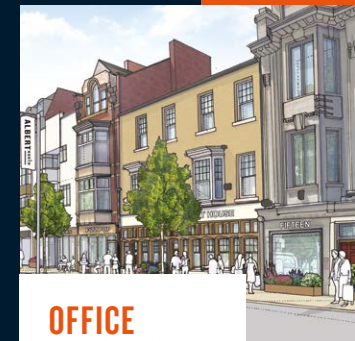
The once bustling commercial district is benefitting from significant regeneration to reinvigorate the area. A key thoroughfare running from the railway station to Centre Square and Teesside University, Albert North is made up of a collection of eclectic buildings on Albert Road.

A NEW VIBRANT DISTRICT REENERGISED REIMAGINED RECHARGED

THE ROAD TO REINVENTION

Proud of its heritage and looking to its future, Middlesbrough is a city primed for its next successful chapter. Albert North is testament to this, with modern office space built to support the city's new and growing businesses in various industries including the digital, tech and creative sectors.

Combining a mixture of old and new, Albert North offers sizeable and highly desirable spaces to suit any business. More than just somewhere to work, the development brings together business, leisure and city living, situated in an exceptional area with a wealth of amenities.



OFFICE SPACE TO START UP GROW AND STAY

In addition, Albert North offers innovative benefits, aimed to attract and retain employees, enhance productivity and maximise efficiency, including:

- High speed broadband
- Business rate incentives
- Loyalty card
- Parking packages
- Free public health initiatives
- Business growth support

EVERYONE IS TALKING ABOUT MIDDLESBROUGH

Named as one of Europe's top 10 'small cities' by the Financial Times, Middlesbrough has a rich history of industry and innovation. With a booming city centre economy, flourishing digital and creative sectors and a first class university, the city is a hotbed for creative talent and passionate people who are proud of where they live and work.

Albert North gives you the chance to live, work and play in the epicentre of a vibrant city with ambitious ideas and big aspirations. Middlesbrough is already in the midst of a huge positive transformation including projects in Centre Square, the newly refurbished Town Hall, the Teesside University Masterplan and TeesAMP. Albert North is the opportunity to be involved in this exciting journey at an influential stage, and reap the benefits of these long term investments.



INSPIRING SPACES TO EAT, DRINK AND WORK

Middlesbrough boasts a flourishing evening economy and leisure offering that creates a powerful draw for all ages throughout the week, with exceptional eateries, unique microbars and a broad range of music venues scattered around the town, including the popular Bedford Street and Baker Street.

The city's entrepreneurial flair and creativity unites within the shopping scene. Orange Pip, the monthly artisan food and beverage market, is an essential plinth of the city's successful new era offering a range of food and drink, coupled with live music acts and warm and welcoming atmosphere.



In addition, Middlesbrough's high street has something for everyone, with a wealth of stores from small independents to large department stores. Pandora, Swarovski and MAC deliver luxe fashion and accessories, meanwhile, accessible fashion is well covered by H&M, Topshop, Next and Primark with a clutch of department stores including Psyche and Flannels increasing the options.

In addition to the city's energetic centre, just a few miles out, the tranquility and beauty of the Tees Valley is hard to resist, with rolling hills, miles of beach, acres of parkland, wonderful wildlife sites and several areas of special scientific interest.

ONE OF EUROPE'S TOP 10 SMALL CITIES