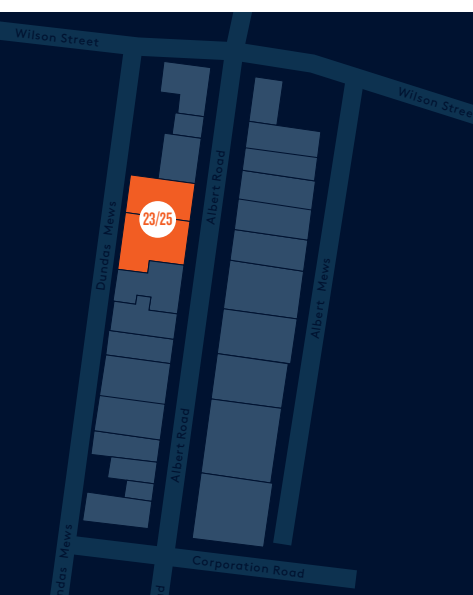


# 23-25 ALBERT ROAD

OFFICE/FOOD & DRINK  
3,500 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<sup>NORTH</sup>  
INVOLVED**

## GET IN TOUCH TO FIND OUT MORE

Mark Hill - Commercial Property Director  
mark.hill@jomast.co.uk  
www.albertnorth.co.uk  
01642 666 936



# 23-25 ALBERT ROAD

## OFFICE/FOOD & DRINK 3,500 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**  
**£35,000**  
**PER ANNUM**



### THE FOLLOWING SPACE IS AVAILABLE AND HAS THE BENEFIT OF:

Ground floor

3,500 sq ft (325 sq m)

The property has self contained access and is currently in a shell state ready to be fitted out to the tenants specification and design, which Jomast can help with.



**RATEABLE  
VALUE  
TO BE  
ASSESSED**

### 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.

The code of practice in England and Wales recommends that professional advice is sought from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

# ALBERT<sup>NORTH</sup> INVOLVED

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