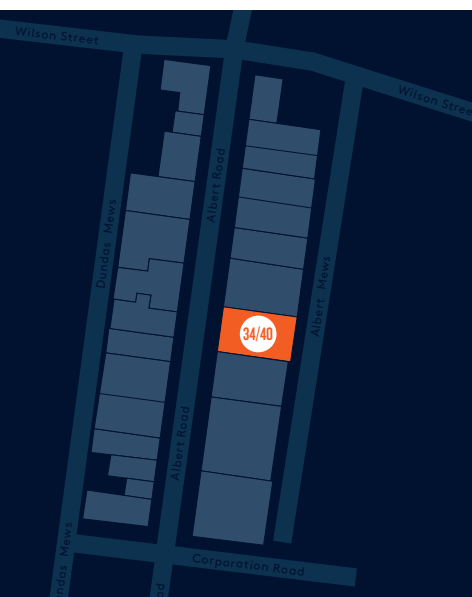


34-40 ALBERT ROAD

OFFICE/FOOD & DRINK
2,000 to 4,000 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
mark.hill@jomast.co.uk
www.albertnorth.co.uk
01642 666 936



34-40 ALBERT ROAD

OFFICE/FOOD & DRINK
2,000 TO 4,000 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
£25,000
TO £50,000
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 2,000-4,000 sq ft (186-372 sq m)



**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.

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