

**1-3 KENSINGTON ROAD, MIDDLESBROUGH, TS5 6AL**

**FOR SALE – OFFICE PREMISES / RESIDENTIAL DEVELOPMENT OPPORTUNITY**

Offers are invited to be submitted via email or letter to our office by  
12 noon on **Friday 14 November 2025**

**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA  
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**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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### LOCATION

The premises are situated on the north side of Kensington Road, close to its junction with Linthorpe Road, 100 metres west of Albert Park, 1 kilometre south of Middlesbrough town centre and 500 metres north of Linthorpe Village.

This is a rare opportunity for an owner occupier to acquire a freehold office building, or for a developer / buy to let landlord to purchase for conversion back to residential use, either as a large family home, or perhaps for student or HMO use.

Teesside University campus, located in the heart of Middlesbrough town centre, is approximately 550 metres north east of the property.

The area is predominantly residential in nature although a number of nearby properties closer to or fronting Linthorpe Road are in commercial use, with occupiers including Central Park restaurant, Park Vans, a One Stop convenience store and Mist Lounge.

### DESCRIPTION

The property comprises a two and a half storey end terrace building that has been extended to the rear, providing office accommodation over ground, first and eaves levels.

The majority of the offices are larger open plan rooms, together with a number of smaller offices and staff facilities including a kitchen and toilets.

There is a disabled access ramp to the front of the building and rear yard.

Whilst clearly suited to a continuation of its existing use as offices, the property would also be suited to conversion back to residential use, subject to the necessary planning consents.

### ACCOMMODATION

The approximate gross internal areas are as follows:

Ground Floor:	135.35 sq m (1,457 sq ft)
First Floor:	111.17 sq m (1,197 sq ft)
Second Floor:	54.16 sq m ( 583 sq ft)
Total:	300.68 sq m (3,237 sq ft)

The approximate net internal areas are as follows:

Ground Floor:	101.71 sq m (1,095 sq ft)
First Floor:	85.88 sq m ( 924 sq ft)
Second Floor:	46.93 sq m ( 505 sq ft)
Total:	234.52 sq m (2,524 sq ft)

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### RATING ASSESSMENT

The property has a current Rateable Value of £10,750.

Interested parties should contact Middlesbrough Council for the exact rates payable.

### VAT

It is understood that the property is not elected for VAT and that no VAT will be payable on the purchase price.

### PROPOSED TERMS

\*Offer are invited to be submitted via email or letter to our office by 12 noon on Friday 14<sup>th</sup> November 2025.

The freehold premises are available for sale at an asking price of £185,000. The property is to be sold with vacant possession.

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.

### VIEWING

To view please contact Jack Robinson on 01642 713 303.

Email – [jack@thomas-stevenson.co.uk](mailto:jack@thomas-stevenson.co.uk)

Subject to Contract

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# **1-3 KENSINGTON ROAD, MIDDLESBROUGH, TS5 6AJ**

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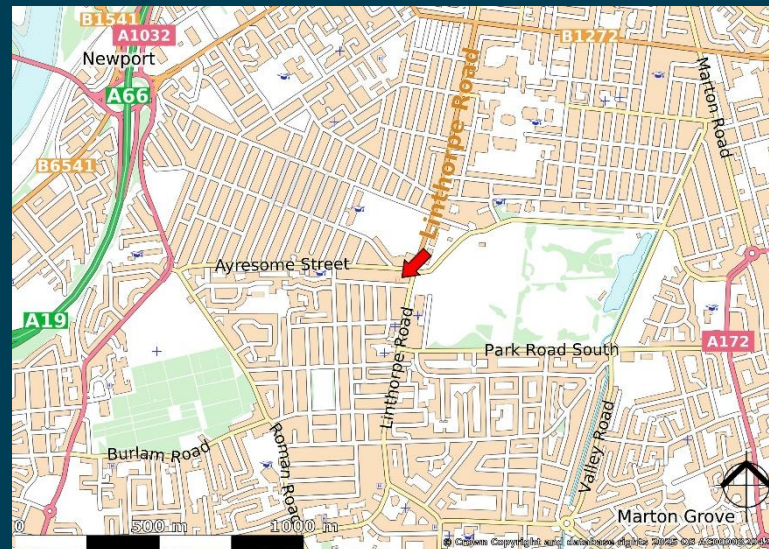
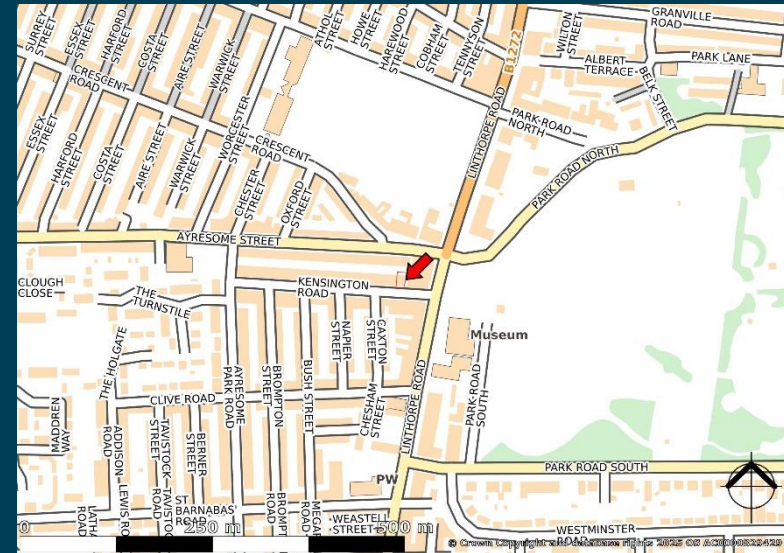
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**Rent Reviews & Lease Renewals**

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