



Central Point, 202-206 Linthorpe Road, Middlesbrough TS1 3QW

**TO LET**

2nd Floor Offices

2,986 - 6,395 Sq Ft  
(277 - 594 Sq M)

# Central Point, 202-206 Linthorpe Road, Middlesbrough TS1 3QW

## DESCRIPTION

Two suites are available on the 2nd floor of the business centre. Extensive car parking is available to the rear and basement.

The ground floor accommodation has been reconfigured to provide new high street frontage retail units housing Oven Restaurant, Nosh Healthy Kitchen and Creams Ice Cream Parlour.

- ✓ On Site Parking
- ✓ Many local amenities
- ✓ Adjacent to University Campus
- ✓ Town is regional commercial centre for the Tees Valley
- ✓ Good access to A66/A19

## LOCATION

Central Point is situated in a prominent position fronting Linthorpe Road and Southfield Road, Middlesbrough. Nearby occupiers include Tesco Express, Sainsbury's Local and a range of bars and restaurants.

Middlesbrough is situated 40 miles south of Newcastle upon Tyne and 15 miles east of Darlington.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Suite 1	2,986	277
Suite 2	3,409	317
<b>Total</b>	<b>6,395</b>	<b>594</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

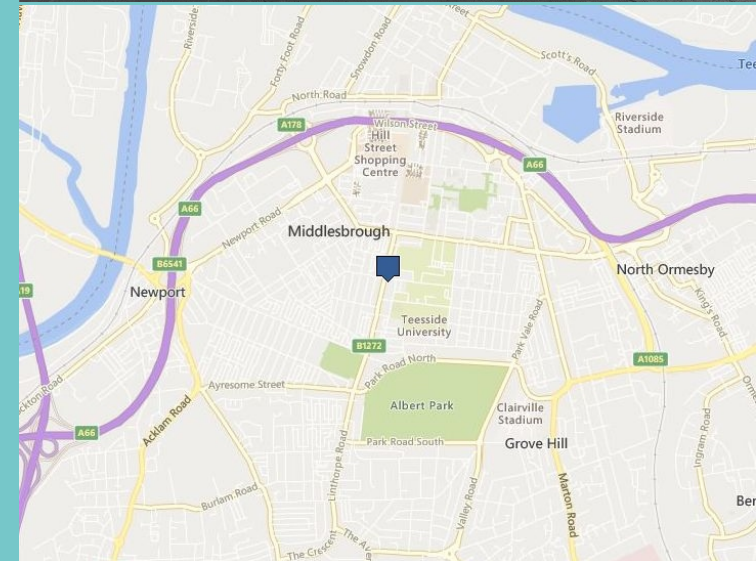
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The accommodation is available by way of new effectively full repairing and insuring lease(s) for a term to be agreed. Suites are available from £6.50 per sq ft, exclusive of outgoings.

EPC C-69



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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