



TO LET

Modern Office Suites

Garland House, 144-146 Borough Road, Middlesbrough TS1 2EP

- Modern Offices
- High Quality fit-out
- Excellent Local Amenities
- Roadside Visibility
- Town Centre Location
- From Approx. 1,456 sq ft to 3,991 sq ft

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
TS18 3DB

Tel: 01642 602001

LOCATION

Garland House is situated to the east of Middlesbrough Town Centre fronting Borough Road one of the town's principal arterial highways close to its junction with Albert Road and Marton Road. The surrounding area accommodates a number of commercial and residential uses including Teesside University, Ladbrokes, Newlands Medical Centre, First Source Call Centres and Middlesbrough Magistrates and County Court.

DESCRIPTION

The premises comprise of a two storey purpose built office building finished to a modern specification incorporating UPVC windows, suspended ceilings, gas fired central heating, communal reception area and staff facilities.

ACCOMMODATION

The office provides the following approximate areas:

Floor	Size
Ground Floor Office	227 m ² (2,445 sq ft)
First Floor Office	144 m ² (1,546 sq ft)
Total	371 m ² (3,991 sq ft)

TERMS

The suites are available to lease individually or as a whole with a commencing rent as follows:

Ground floor £20,000 per annum plus vat.

First Floor £12,000 per annum plus vat.

RATING ASSESSMENT

Assessed for Rating purposes as follows:

Ground Floor: £12,250

First Floor: £10,250

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

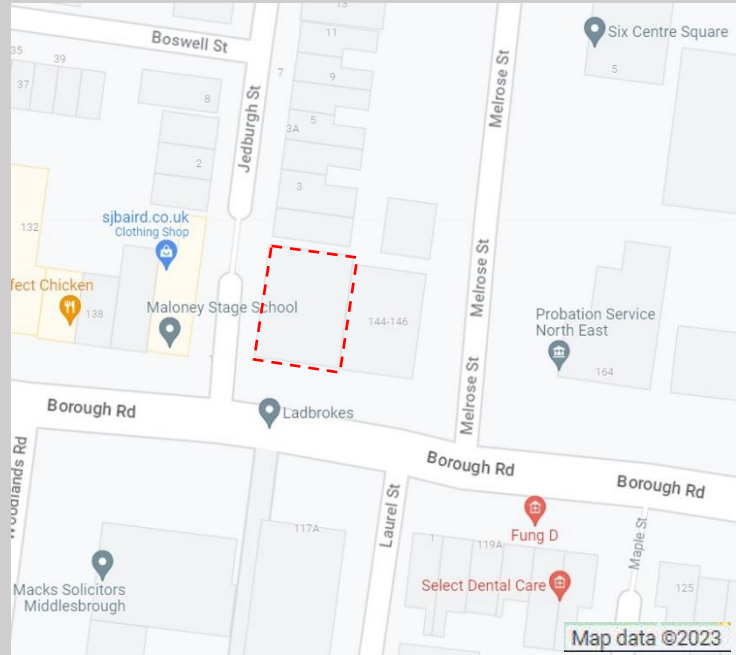
The Energy Performance Asset Rating is Band 'D' 83.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk