

To Let



Boho Zero

21 Gosford Street, Middlesbrough, TS2 1BB

 **naylors**

To Let

Office Suites

141 – 2,718 Sq Ft
(13.1 – 252.5 Sq M)

- Flexible lease terms
- Available immediately
- Broadband Infrastructure
- Central Middlesbrough Location
- Near Train Station



Location

The property is located in the Boho area of Middlesbrough City Centre at the junction with Gosford Street and Cleveland Street. The area has seen significant regeneration recently including Boho One, Boho House and the new Cleveland Police Head Quarters. Cleveland Street leads into Queens Square and Middlesbrough Railway Station and access to the main City Centre areas in Middlesbrough.

Description

Top quality modern office building in Middlesbrough Town Centre near the train station which offers flexible office suites available from 245 sq ft.

Accommodation

The property has been measured and comprises the following NIA areas:

Ground Floor	
Former Café/Gallery	2,349 sq ft
First Floor Business Centre	
1A	141 sq ft
5	613 sq ft
6	266 sq ft
First Floor West	
1	2,718 sq ft
3	201 sq ft
9	895 sq ft
10	484 sq ft
11	527 sq ft
Second Floor Business Centre	
7	526 sq ft

Terms

The property is available by way of new fully repairing and insuring leases at a rent of £10psf.

Rent

£20.00 per sq ft inclusive of rent, service charge, building insurance and utilities but exclusive of any rating liability.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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