



FOR SALE or TO LET

Town Centre Office

Fountain Court, 119 Grange Road, Middlesbrough TS1 2BN

- Town Centre Location
- Three Storey Building
- Two 13 Person Passenger Lifts
- Car Parking for approx. 60 Vehicles
- Office Suites Available from 328 m² (3,531 sq ft)
- Entire Building Available 3,224 m² (34,703 sq ft)

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LOCATION

Fountain Court is located on Grange Road within Middlesbrough town centre. The building is adjacent to the recently constructed Centre Square office development, which comprises approx. 94,000 sq ft of Grade A office accommodation, with further development planned. Also nearby is MIMA, Central Library, Middlesbrough Borough Councils offices, the County and Magistrates Courts and the Mall, Middlesbrough's largest shopping centre.

Grange Road links with Marton Road in the east that provides direct access to the A66 Middlesbrough Bypass. The Bypass provides access to the east linking with the A19 and access to Sunderland and Newcastle.

DESCRIPTION

The premises are predominantly open plan regular floor plates finished to a good specification with dedicated reception area, gas fired central heating, perimeter trunking and data-poles for power & data, suspended ceilings with recessed lighting and carpets throughout. Two 13 person passenger lifts.

ACCOMMODATION

We are advised that the property has the following approximate Net Internal Area:

	Sq m	Sq ft
Reception	59	635
Ground Floor Offices	933	10,043
First Floor Offices	1,085	11,679
Second Floor Offices	1,085	11,679
Integral Garages	62	667
Total	3,224	34,703

TERMS

The premises are available from April 2021 by way of a new full repairing and insuring lease(s) either as a whole or floor by floor basis at a rental of £9 per sq ft per annum.

The property is also available Freehold with offers in the region of £1,950,000 plus vat invited.

RATING ASSESSMENT

Ground Floor - £84,500

1st & 2nd Floors combined - £192,000

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

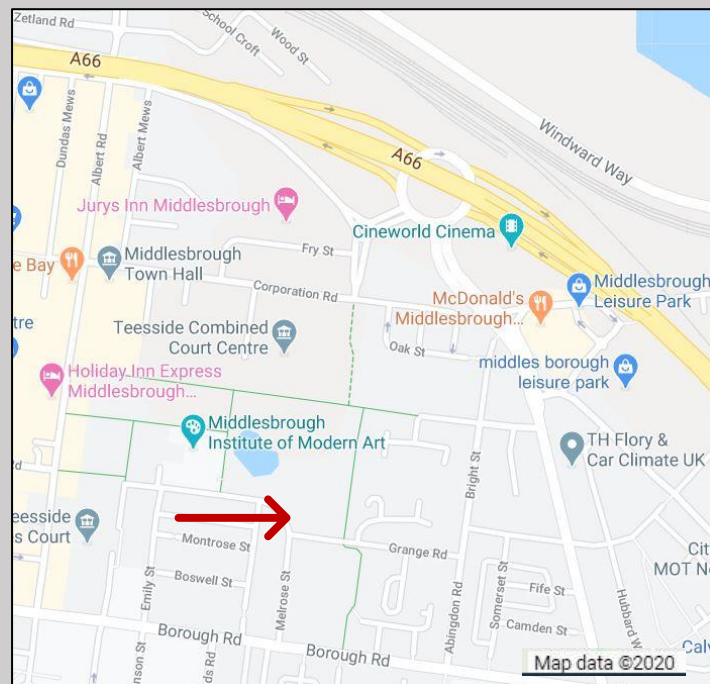
ENERGY PERFORMANCE CERTIFICATE

C(63)

VIEWING

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