

100 RUSSELL STREET,
MIDDLESBROUGH, TS1 2AD
OFFICE ACCOMMODATION TO LET

FROM 445 SQ M (5,865 SQ FT) TO 2,724 SQ M (29,327 SQ FT)





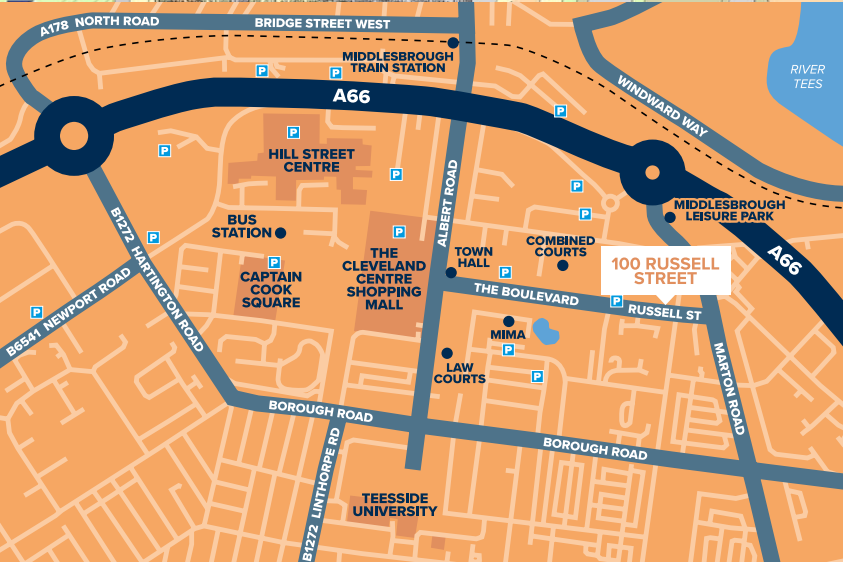
Convenient Town Centre location with on-site car parking

LOCATION

Russell Street is situated in Middlesbrough town centre adjacent to the Law Courts and Central Gardens. Access to the front of the premises can be gained direct from Russell Street and Elliot Street via the car park to the rear of the property.

Russell Street links into Marton Road to the east and provides direct access to the A66 Middlesbrough bypass. The A66 provides access to the A19 that links to the north and south of the region.

Key distances as follows:



SPECIFICATION

The property benefits from the following specification:

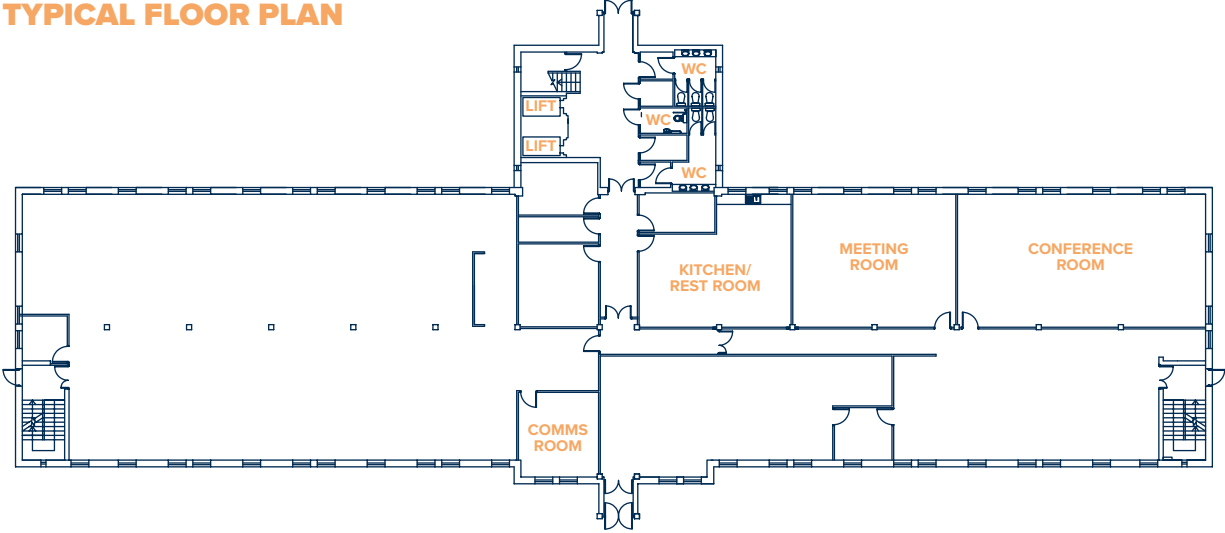
- Dedicated reception area
- Open-plan regular floor plates and fully carpeted throughout
- Gas fired central heating
- Perimeter trunking and vertical drops down on central columns
- Suspended ceilings with both LED lighting and recessed lighting to the ground floor, recessed lighting to the first floor and LG3 lighting to the second floor
- Two, 13-person passenger lifts
- Comfort cooling to the second floor
- Male, female and disabled toilets on each floor
- Shower facilities on the ground floor
- Barrier control car park providing 49 car parking spaces and secure car parking for four vehicles

ACCOMMODATION

The accommodation briefly comprises of the following net internal areas:

DESCRIPTION	SQ M	(SQ FT)
Part Ground floor	445.00	(5,865)
First Floor	1,089.90	(11,731)
Second Floor	1,089.90	(11,731)
TOTAL	2,724.57	(29,327)
Garage Block	72.00	(775)

TYPICAL FLOOR PLAN



EPC

The property has an Energy Performance Certificate rating of (C) 75.

RATEABLE VALUE

The premises will need to be reassessed following occupation.

TERMS

The premises are available by way of a new Full Repairing & Insuring sub lease(s) for a term to be agreed.

RENT

Upon application.

VAT

VAT is payable where applicable.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.



CONTACT DETAILS, VIEWING & FURTHER INFORMATION

Strictly via joint agents, BNP Paribas Real Estate and Connect Property North East

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