

To Let

57 Gilkes Street, Middlesbrough TS1 5EL



- **Town Centre Offices/meeting rooms.**
- **The premises are prominently positioned adjacent to Middlesbrough Bus Station & Captain Cooks Square.**
- **Close to A66, A19 & other major highways.**
- **Flexible lease terms available.**

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www.jackson-partners.co.uk

Situation & Description

Middlesbrough is the commercial and administrative centre of the Tees Valley conurbation, located adjacent to Stockton on Tees, 15 miles east of Darlington and at the intersection of the A19 & A66 which provides links to Newcastle 35 miles to the north and Leeds 60 miles to the south.

These town centre premises are prominently positioned at the junction of Gilkes Street & Brentnall Street. Middlesbrough Bus Station and Captain Cooks Square shopping centre and parking are adjacent. The surrounding area has been allocated significant funds for regeneration which will include significant leisure, residential and commercial development.

The premises comprise of ground floor reception, office and kitchen facilities with first floor partitioned and open plan offices/meeting rooms plus kitchen and WC's. The premises have most recently been used for religious meetings and educational purposes but could easily be adapted for other uses.

Externally there is dedicated parking plus there are a number of alternative carparks nearby.

Accommodation

We calculate that the premises provide the following approximate net internal areas.

Ground floor	
Reception/office	42m2 (450sqft)
First floor	
Offices + Kitchen	228m2 (2,450sqft)
Total	270m2 (2,900sqft)



Lease terms

The premises are available to let by way of a new effective full repairing and insuring lease at a rent to be agreed. Flexible lease terms are available.

Rateable value

From our enquiries of the VOA website we understand the premises will require reassessment once occupied. We recommend that interested parties speak with the valuation office to establish the likely rates payable.

VAT

We understand that the premises are registered for VAT and therefore all figures will be subject to VAT.

EPC

A copy of the EPC certificate is available upon request.

Legal costs

Each party is responsible for their own legal and surveyors fees.

Viewing

Strictly via the sole agents Jackson & Partners contact

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Email David@Jackson-Partners.co.uk