

TO LET
916 Sq Ft



UNIT 5, CROWN HOUSE, 5 LINTHORPE ROAD, MIDDLESBROUGH, TS1 1TX

- Ground floor office unit
- Great location in a prominent position with access to amenities and transport links
- Immediately opposite the Middlesbrough train station
- Adjacent to Zetland Multi Storey Car Park and the A66
- 250m from Middlesbrough Bus Station

DGRE

UNIT 5, CROWN HOUSE, LINTHORPE ROAD, MIDDLESBROUGH, TS1 1RE

The subject property comprises of a prominent ground floor commercial unit (Unit 5) which contains an open-plan office area, a meeting room, an office, a kitchen, a toilet and a rear hallway. It is situated in an excellent location due to it being positioned between Middlesbrough Railway Station and the main bus station, close to the town centre.

Location

Crown House is located at the northern fringe of Middlesbrough's town centre, giving the property excellent access to a variety of transport links and amenities.

The property is adjacent to the A66 Trunk Road flyover which is the main road bypassing Middlesbrough Town Centre which links directly to the A19, A1(M) and the region's principal road networks.

Middlesbrough is approximately 10 miles east of Darlington and approximately 40 miles south of Newcastle upon Tyne.

The property is located at the junction of Zetland Road and Linthorpe Road. Occupiers in the vicinity include hotels, restaurants, pubs, banks, Town Hall and Subway.

The location benefits from substantial footfall as it is on the main link between the town centre and the station

The property is some 30m to the east of Zetland Multi Storey Carpark, 30m from Middlesbrough Railway Station which connects to locations including Durham, Sunderland and Newcastle upon Tyne. Middlesbrough Bus Station is some 250m to the south west of Crown House.

The locality is part of the MDC (Middlesbrough Development Corporation) area that includes the town centre, Historic Quarter and Middlehaven including the Boho Zone, train station, centre square and Union Village development at Gresham. The MDC has planning powers to expedite the redevelopment of Middlesbrough.

The £35m redevelopment of the station includes an extension to the existing Platform 2 to cater for intercity rail services and a new Platform 3 to accommodate the planned increase in passenger rail services in the coming years are all part of the huge revamp.

With increased passenger numbers the location will get even stronger.

Accommodation

GIA (Gross Internal Area)

Ground Floor Area - 85.10 sqm (916 sq ft)

The floor areas are provided for guidance only.

Tenure

The property is available on an effectively Full Repairing and Insuring basis for a term of years to be agreed.

VAT

The property is centrally located All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

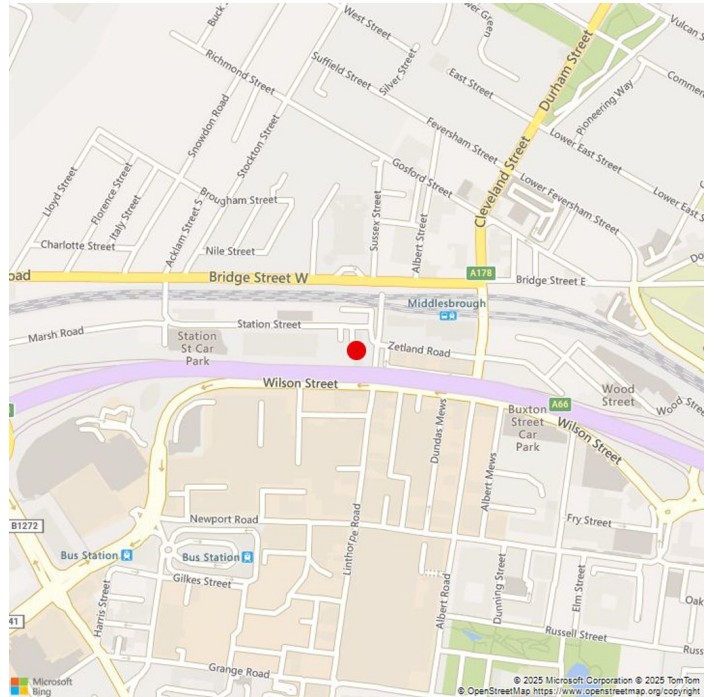
It is understood that the building is not elected for VAT.

Planning Information

We assume the property has planning for existing uses i.e. office use. However, prospective purchasers or tenants should satisfy themselves that their proposed use complies with all current planning regulations by making enquiries with the local planning authority.

Services

We understand that the property benefits from connections to all mains services.



Additional Information

Rent

£20,000 Per Annum

EPC

An EPC has been commissioned by the client and will be made available on receipt.

Viewing

Strictly by appointment through DGRE

Contact: Niall Deas

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Niall Deas

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