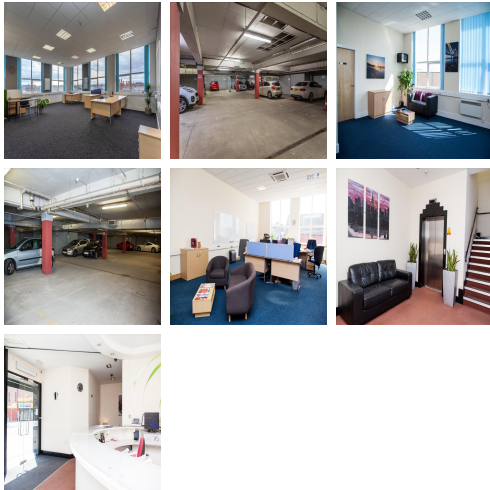


# Serviced Office Space UK

## Linthorpe Road

### Middlesbrough TS1 4AT



This centre is close to the town car park and Teesside University Campus. The building is on the main high street in Middlesbrough, and many new restaurants and bars are in proximity of the building. Middlesbrough Railway Station is a 15-minute walk away and has services running to Newcastle, Sunderland, York and Manchester Airport. There are well-known shops in the nearby Cleveland Centre. Clients can reach this centre by car or public transport such as taxis, metro trains, and buses. Fantastic transport links are available due to the central location of this space.

This building is a winner of the Middlesbrough Borough Council Urban Design Award 2009 Best Commercial Building. This centre provides lift and staircase access to the three upper floors. There is a 40-car basement car park, and additional permit parking will be available around the building. Offices will be to the usual specification, and air conditioning and raised floors are available as options. The building offers 10,000 square feet of floor plates and will split, and can provide suites from 1,000 to 16,500 square feet 24-hour access and security are available. This space is warm and welcoming, so clients can feel at home while at work.

### transport links

<b>Underground</b>	N/A
<b>Train Station</b>	Middlesbrough
<b>Road Link</b>	N/A
<b>Airport</b>	Durham Tees Valley International Airport

### Leased Spaces

- **Price** : Â£8 pcm
- **Min Price** : Â£8 pcm
- **Min Size** : 1 sq ft
- **Max Size** : 309 sq ft
- **Total Size** : 17000 sq ft
- **Min Term** : 3 mnths
- **Max Term** : 10 mnths