



Newham House

754 – 7,106 SQ FT STATE
OF THE ART, REFURBISHED
OFFICES
IN MIDDLESBROUGH
TOWN CENTRE



Teesside
University
Central Halls

GROUND FLOOR UNIT
AVAILABLE TO LEASE FOR A VARIETY OF USES (CITY)
FROM 754 TO 1,550 SQ. FT.

REFURBISHED OFFICES
TO LET
FROM 754 TO 7,106 SQ. FT.

Newham House

NEWBYS

SON WOODKAY'S
Solicitors

NUIS DZF



MORE THAN JUST AN OFFICE

Town Centre offices with a comprehensive range of both retail and leisure amenities on the doorstep.

There are a diverse range of businesses including professional services, retailers, bars, café and restaurants, creating a vibrant town centre for networking, socialising, entertaining, relaxing and exploring.

In addition to the fantastic range of amenities, Newham House benefits from being immediately adjacent to Teesside University and within walking distance of parks, open green spaces and gyms.



LOCATION

Newham House is located on Borough Road in the heart of Middlesbrough town Centre.

The scheme lies in a vibrant business location, surrounded by a mix of retail and leisure occupiers.

The area is well connected via rail and road; Middlesbrough train station lies to the north and the A66 connects to the A19 to the west.

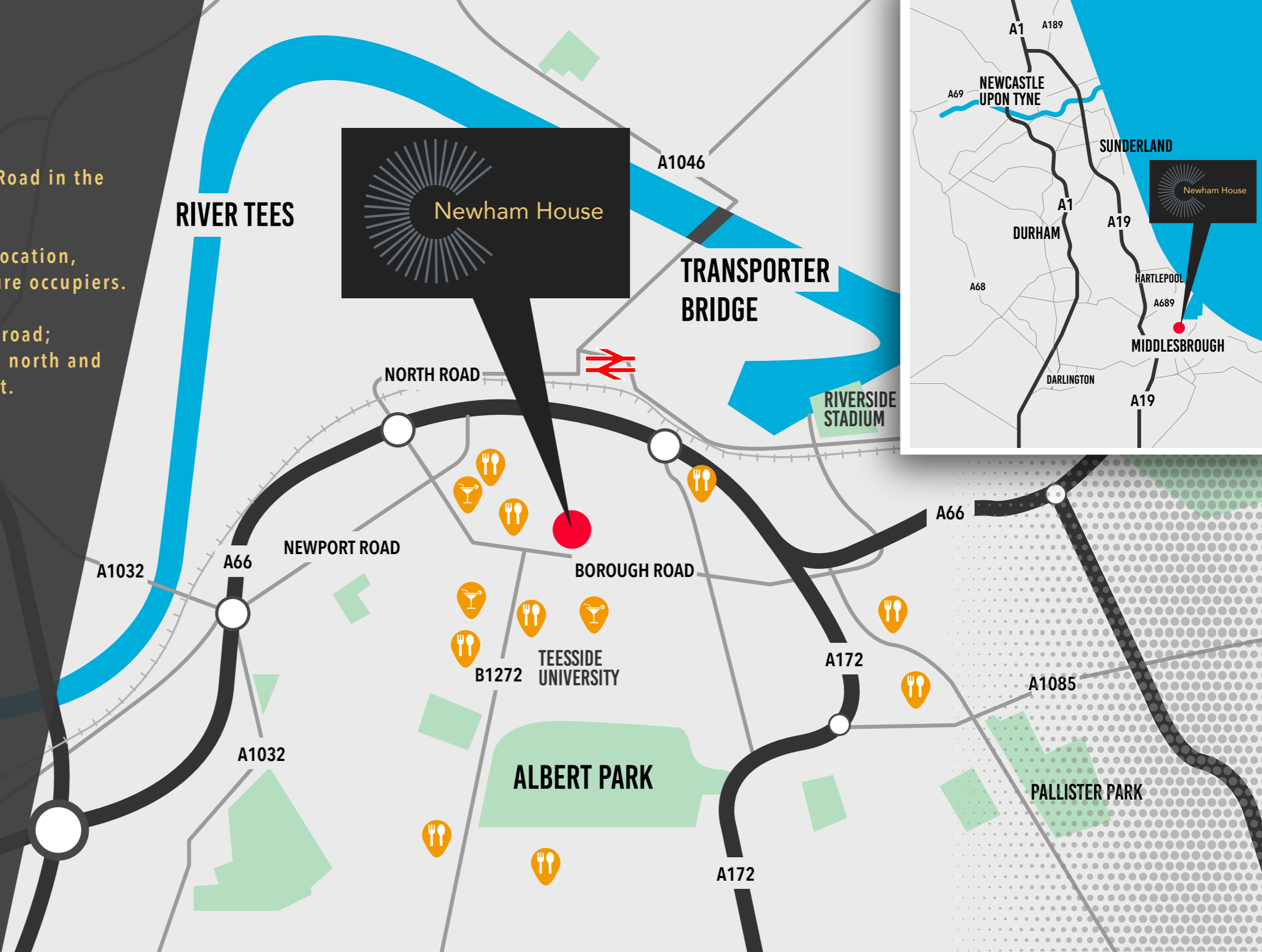
DISTANCES



Newcastle - 41 miles
Sunderland - 30 miles
Durham - 27 miles

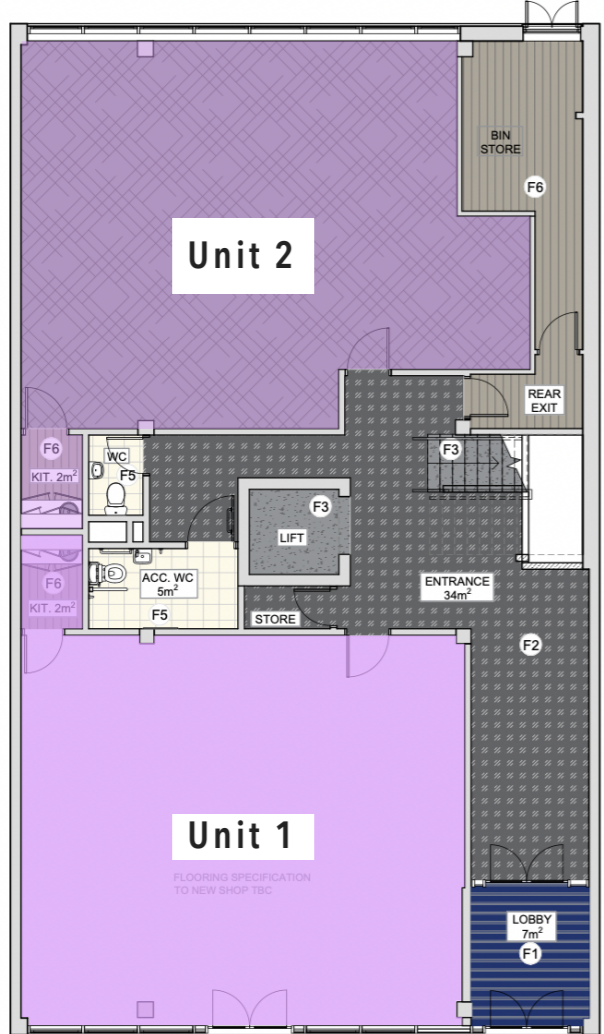


Sunderland - 45 minutes
Darlington - 28 minutes
Kings Cross, London - 2hr 59 minutes

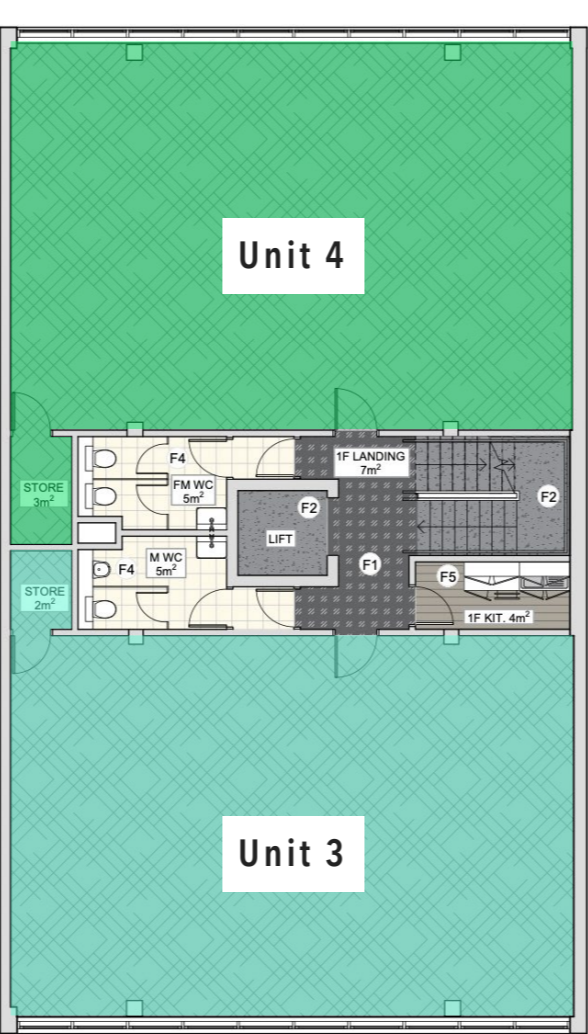


FLOOR PLAN

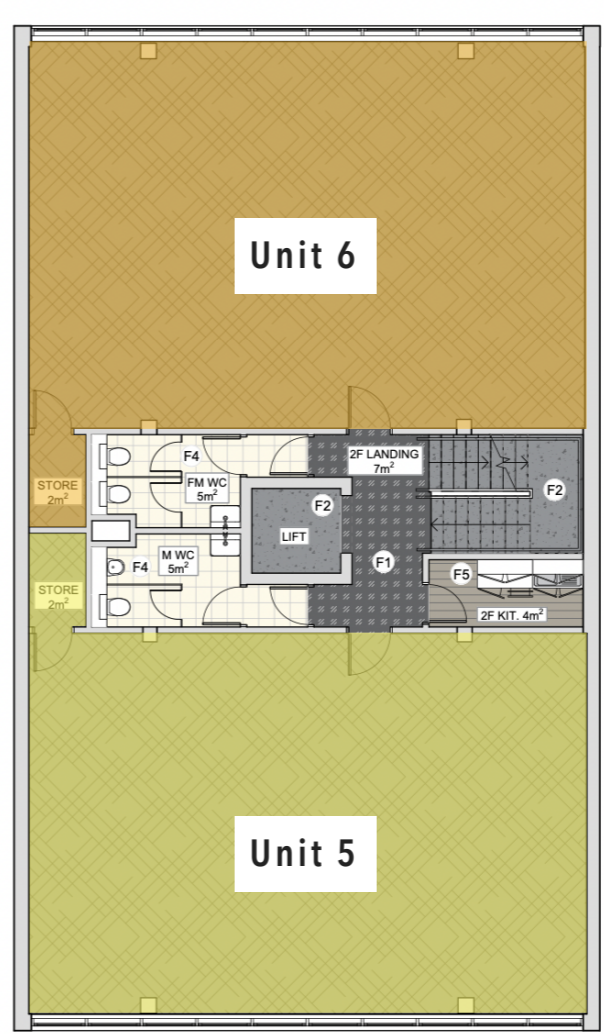
Ground floor



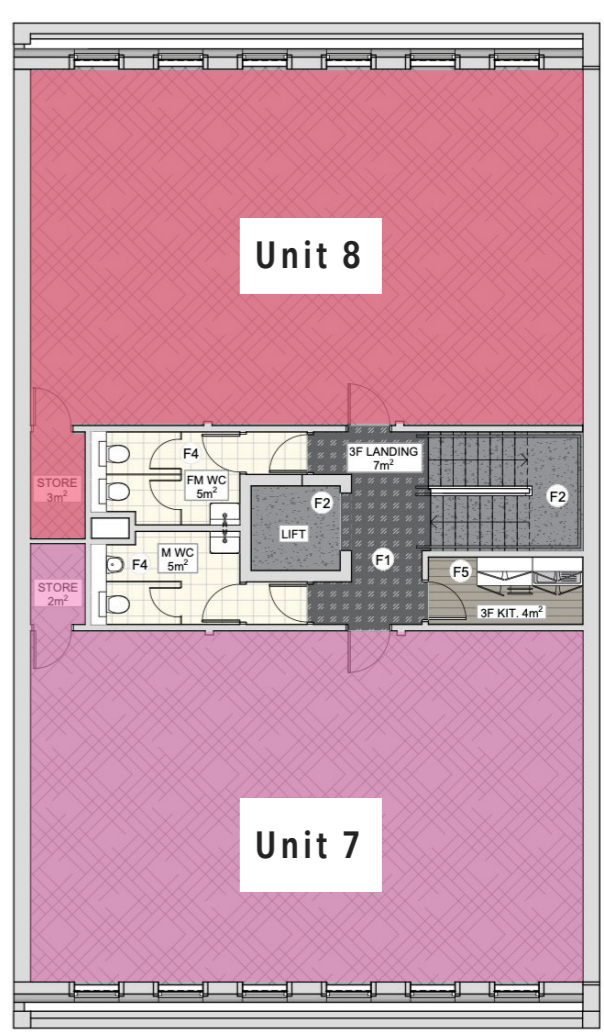
First floor



Second floor



Third floor



Sizes

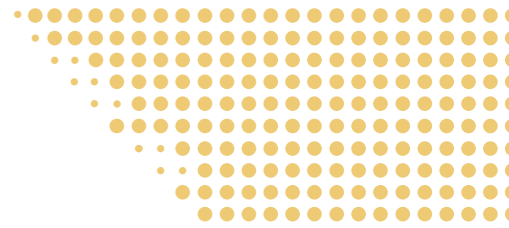
Unit 1	753.47 sq ft
Unit 2	796.53 sq ft

Unit 3	936.46 sq ft
Unit 4	947.22 sq ft

Unit 5	936.46 sq ft
Unit 6	947.22 sq ft

Unit 7	904.17 sq ft
Unit 8	925.7 sq ft

The quoting rent, business rates and service charge costs are available on request



Placeholder image



NEARBY



FEATURES



LED lighting



High level ceilings



New windows



New WC's



New carpeting



New lift (8 persons)



State of the art entrance



New communal kitchens



WiFi provided by Fuse Media



Newham House

CONTACT

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