

TO LET

Office Accommodation from 327.48 sq m (3,525 sq ft) to 897.25 sq m (9,658 sq ft)



FOUNTAINCOURT

Ground Floor | Fountain Court | 119 Grange Road | Middlesbrough | TS1 2BN



LOCATION

Fountain Court is located on Grange Road within Middlesbrough town centre. The building is adjacent to Centre Square a unique outdoor auditorium with landscaped water features and sculpture which links MIMA, Central Library, Middlesbrough Borough Councils offices, the County and Magistrates Courts and the Mall, Middlesbrough's largest shopping centre.

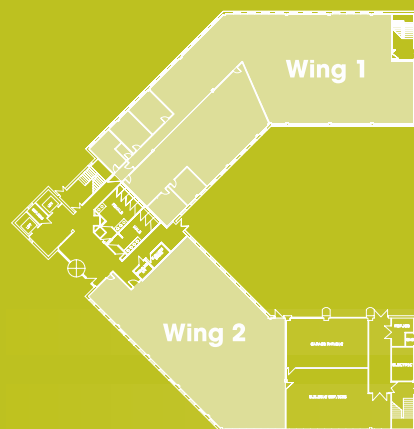
Grange Road links with Marton Road to the east providing direct access to the A66(T) Middlesbrough town centre bypass. The A66(T) provides direct access to the A19 and from there the region's road network beyond.



Accommodation

The ground floor offices comprise two wings as follows:

Wing 1	569.77 sq m	(6,133 sq ft)
Wing 2	327.48 sq m	(3,525 sq ft)
TOTAL	897.25 sq m	(9,658 sq ft)





Specification

- Dedicated manned reception area
- Open plan regular floor plates
- Gas fired central heating
- Fully carpeted throughout
- Perimeter trunking and vertical drops down on the central columns
- Suspended ceilings with recessed lighting
- Two 13-person passenger lifts
- Secure car parking for up to 4 vehicles
- Block paved car park with 16 spaces (1:628 sq ft)
- Private and local authority controlled parking nearby
- Male and female toilets on each floor
- Energy Performance Certificate rating 63 (Band C)



Rateable Value

The premises will need to be reassessed upon occupation.

VAT

VAT is payable where applicable.

Terms

The premises are available by way of a new full repairing and insuring lease(s) at a rent on application.

Legal Costs

Each party is to bear their own legal costs.

Distances

Middlesbrough Railway Station	5 minutes
Stockton	5 miles
Durham Tees Valley Airport	12 miles
Durham	25 miles
Sunderland	30 miles
Newcastle upon Tyne	40 miles
Leeds	65 miles



Viewing

Viewing is strictly by prior appointment via joint agents BNP Paribas Real Estate and Sanderson Weatherall.



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