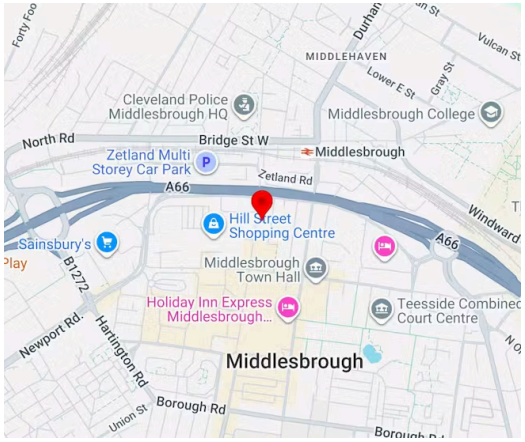


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38 Linthorpe Road, Middlesbrough, TS1 1RD

Office, Retail To Let | £27,000 per annum | 2,549 sq ft

An excellent opportunity to occupy a prominent commercial property on Linthorpe Road, set over 4 floors.







Description

38 Linthorpe Road comprises a substantial mid-terraced commercial property forming part of an impressive Victorian building within Middlesbrough town centre. The property benefits from a highly distinctive and attractive stone façade with extensive glazing to the upper floors and a prominent ground floor frontage directly onto Linthorpe Road. The accommodation is arranged over ground, first, second and attic levels, also including a basement, providing flexible commercial space capable of accommodating a variety of occupiers. The property presents an opportunity for retail, leisure, office, healthcare, educational, or mixed-use occupation, subject to planning where required.

Location

The property occupies a prime position on Linthorpe Road, one of Middlesbrough's principal commercial thoroughfares and the town's established retail and business district. Surrounding occupiers include a mix of national retailers, independent traders, professional services, leisure operators, and food and beverage businesses. Middlesbrough Railway Station is within a short walking distance, whilst the property benefits from excellent access to the A66, A19 and wider Teesside road network. The location experiences significant daily footfall and enjoys strong public transport connectivity, making it an attractive destination for both customers and staff.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,277	118.64	Available
Mezzanine - Kitchen	147	13.66	Available
2nd - Storage	195	18.12	Available
Basement - Storage	930	86.40	Available
Total	**2,549**	**236.82**	

Summary

- Rent: £27,000 per annum
- Business rates: £5,724 per annum
- Service charge: n/a
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



Julie Anderson
01609 797 330 | 07968 799 734
julie.anderson@alignpropertypartners.co.uk



John Routledge
07443 530922
john.routledge@alignpropertypartners.co.uk

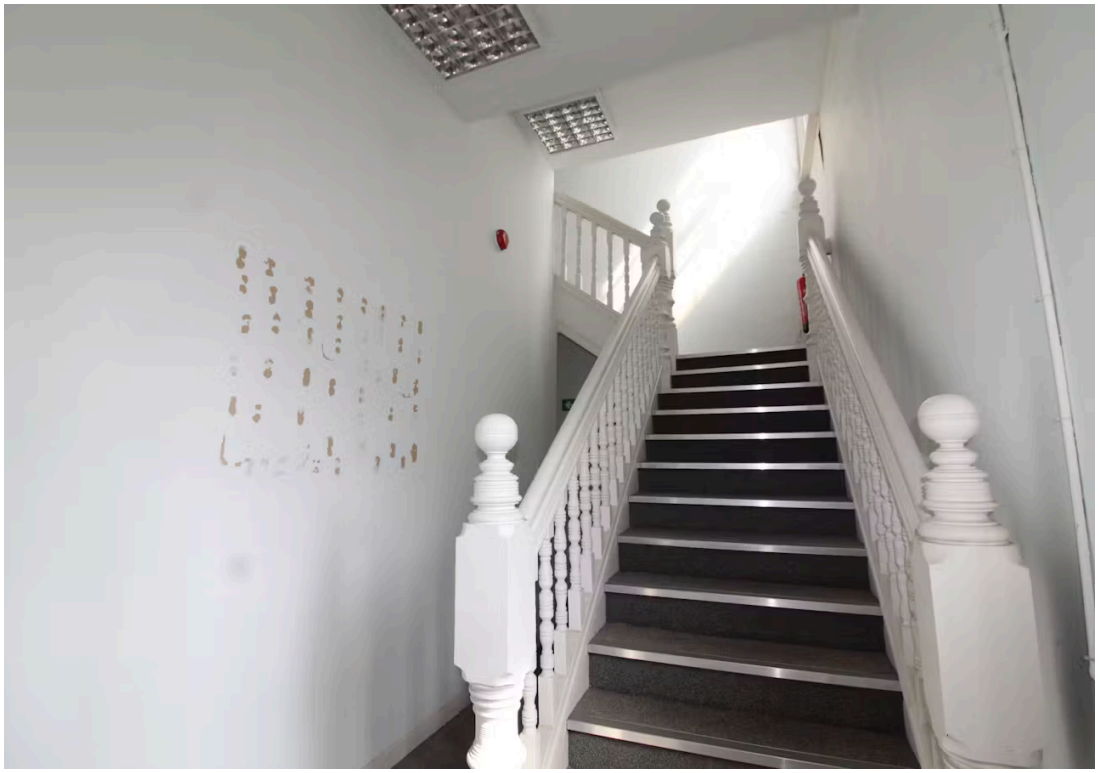
Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).






















NO
PARKING


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have
moved.

Energy performance certificate (EPC)

38 Linthorpe Road MIDDLESBROUGH TS1 1RD	Energy rating **C**	Valid until:	**24 February 2036**
		Certificate number:	**4835-6287-0734-2640-3414**

Property type	Retail/Financial and Professional Services
Total floor area	541 square metres

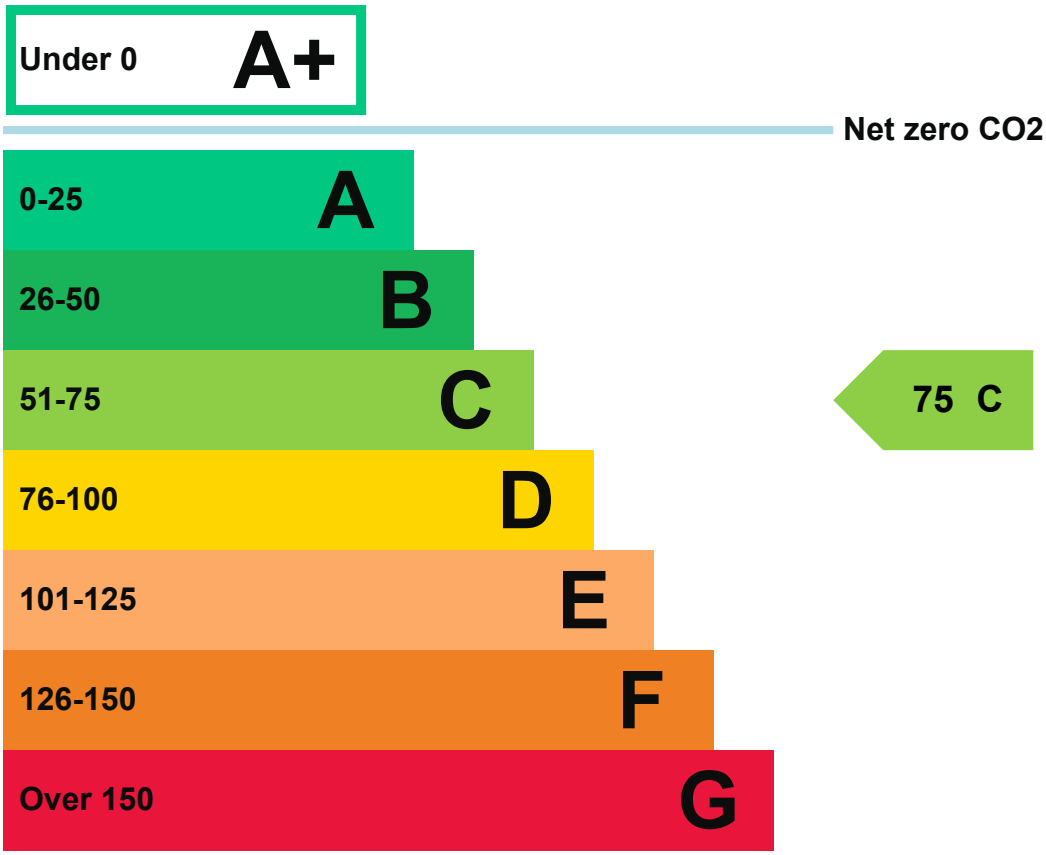
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 13 A

If typical of the existing stock 53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.36
Primary energy use (kWh/m2 per year)	216

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3629-3077-2408-5817-7605).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Ward
Telephone	07875263672
Email	ward62@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007259
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	John Ward EPC
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 February 2026
Date of certificate	25 February 2026

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

OGL

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