



## Cafe @ Boho One, Bridge Street West, Middlesbrough, TS2 1AE

### Ground Floor Retail Unit TO LET in Boho One

- Retail unit in Boho office development
- Within 1-min walk of Middlesbrough Train Station
- [///bolt.zone/public](http://bolt.zone/public)
- Excellent trading location
- Offers outside dinning and delivery
- Close to the infamous STACK Leisure site

## Summary

Available Size	750 sq ft
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Legal Fees	Ingoing tenant is liable for both parties legal costs
Estate Charge	N/A
EPC Rating	Upon enquiry

## Description

Boho One Café is prominently located within the main entrance of the wider Boho One development, which forms part of over 20,000 sq ft of vibrant, modern office space at the heart of Middlesbrough's Digital Quarter. Designed to support creative and digital industries, the Boho offices offer a collaborative environment with a range of facilities including informal meeting areas, private rooms available free of charge, and an independent on-site café.

The café unit itself features full-height bi-folding doors that open onto a welcoming outdoor seating area, creating a bright and inviting space for visitors and tenants alike. Inside, the layout includes a variety of seating options such as large raised circular benches and more private, quiet areas, alongside serving counters and display cabinets typical of a small café operation. To the rear, there is a compact kitchen and preparation area with direct access to a secure side yard, offering practical storage and delivery space.

The unit presents an excellent opportunity to introduce a delivery or takeaway service, and is suitable for a range of food and beverage uses, subject to the necessary planning consents. With high footfall from the building's occupiers and visitors, the café is well-placed to serve a dynamic and growing community in this thriving business location.

## Location

Boho One Café is prominently located just outside Middlesbrough town centre off Albert Street, within a one-minute walk of Middlesbrough Train Station. The property benefits from excellent transport links, with a bus stop at Queens Square nearby, offering easy access across the town. Middlesbrough Bus Station is approximately 1.1 miles to the south, and Middlesbrough Train Station is just 0.1 miles away.

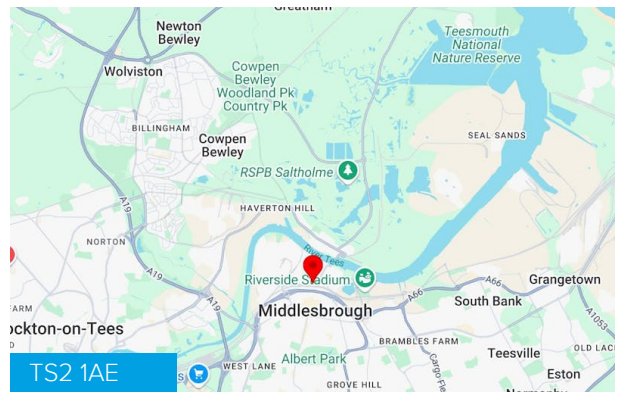
The café is 0.4 miles from the town centre and within 500 metres of the popular STACK Leisure development, home to a wide range of "food street" restaurants. Also nearby are The Cleveland Centre and Hill Street Shopping Centre, which feature a mix of national retailers, restaurants, and takeaway options.

The A66 lies immediately south of the site, providing fast connections to the A19 (North & South) and onwards to the A1(M) via Darlington. This strategic location offers excellent regional connectivity to Leeds, Manchester, Newcastle, and other key cities. Teesside International Airport is approximately 11.2 miles west of the site, also accessed via the A66.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Cafe/Retail Unit	750	69.68	Available
<b>Total</b>	<b>750</b>	<b>69.68</b>	



## Viewing & Further Information



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