



Boho 8, Office C, Middlesbrough, TS2 1AR

Office spaces TO LET

- Train Station within 2-minute walk
- High Speed Broadband
- Offices can be adapted to suit tenants
- Accessible Spaces
- Kitchen and WC Facilities
- Self contained Units
- [///record.indeed.gates](http://record.indeed.gates)

Summary

Available Size	1,845 sq ft
Rent	£13 per sq ft
Business Rates	N/A
Service Charge	N/A
Estate Charge	N/A
EPC Rating	A

Description

A range of light, bright and self contained modern offices and facilities to suit your needs at Boho Eight, the home of the Digital Quarter. Boho offers dynamic space designed to encourage collaboration, deal-flow and knowledge transfer, with a wide range of facilities and benefits including fully stocked kitchen areas located on every floor, an independent café on-site, as well as informal meeting spaces and private meeting rooms available to hire free of charge.

Location

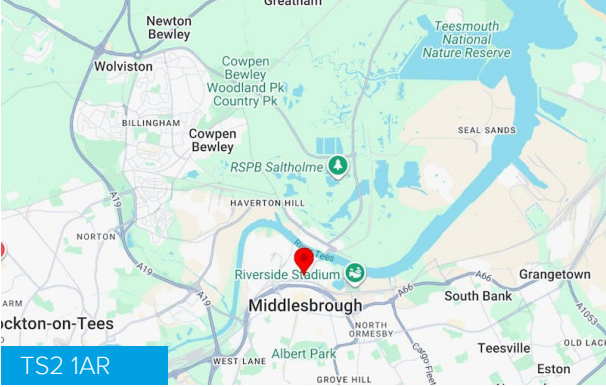
Boho Eight occupies a prime position just moments from Middlesbrough town centre, combining exceptional accessibility with a vibrant business environment. Situated only 0.4 miles from the town’s core retail and leisure destinations—including The Cleveland Centre and Hill Street Shopping Centre—occupiers benefit from a wealth of shops, restaurants, and cafés within a short walk.

Transport links are outstanding. Middlesbrough train station is just 0.1 miles away, providing fast regional connections, while multiple bus routes serve Rail Station bus stop (Stand V) on Queens Square, a two-minute walk from the site. For road access, the A66 is immediately south of Boho One, linking directly to the A19 (north and south) and the A1(M) via Darlington, ensuring convenient travel to Newcastle, Leeds, and Manchester.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Boho 8C - Ground & 1st	1,845	171.41	Under Offer
Total	1,845	171.41	



Viewing & Further Information



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