



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

### Services Offices To Let in Middlesbrough

- Town Centre Location
- Close Proximity to Middlesbrough Train Station
- Consultation Room
- Meeting Rooms
- Therapy Room
- Physio Studios
- //tries.slide.varieties

## Summary

<b>Available Size</b>	108 to 31,108 sq ft
<b>Rent</b>	£15.22 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B

## Description

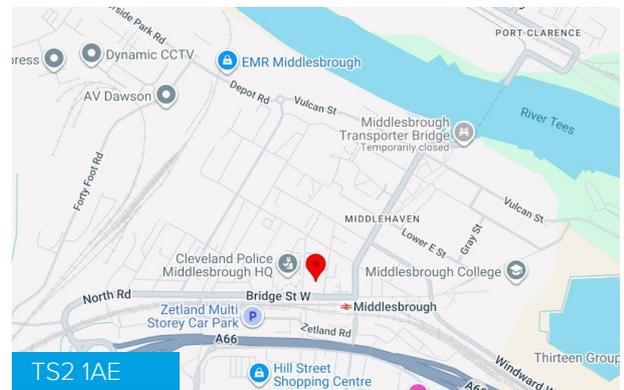
Discover a range of light-filled, contemporary office spaces and facilities at Boho One, the home of the Digital Quarter. Designed for modern businesses, Boho offers dynamic workspaces that encourage collaboration, deal-flow and knowledge sharing. Enjoy a wide selection of amenities, including fully stocked kitchen areas on every floor, an independent on-site café, informal breakout areas, and private meeting rooms available to hire.

Choose from stylish private offices or flexible coworking spaces created to inspire productivity and connection. Host clients in fully equipped meeting rooms or collaborate in shared spaces built for creativity and ideas. With 100 dedicated on-site parking spaces, high-speed Wi-Fi and a friendly, supportive on-site team, everything is in place to help your business thrive. Nearby leisure options and local amenities make it easy to balance work and life, all from one exceptional location.

## Location

Boho One 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.



## Viewing & Further Information

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