



## Boho Eight, Boho 8, Middlesbrough, TS2 1AR

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### Serviced Office Spaces To Let in Middlesbrough

- Town Centre Location
- Cleaning Services
- ///round.straw.shell
- Coffee Areas
- Major Transport Links

## Summary

<b>Available Size</b>	484 to 8,127 sq ft
<b>Rent</b>	£16.09 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

Move straight into a ready-to-use, open-plan office for up to 10 people at Regus Middlesbrough, Boho Eight (BOHO 8)—part of the thriving Digital Quarter. Boho Eight offers a range of light, bright and self-contained modern offices designed to support growing businesses and encourage collaboration, deal-flow and knowledge sharing.

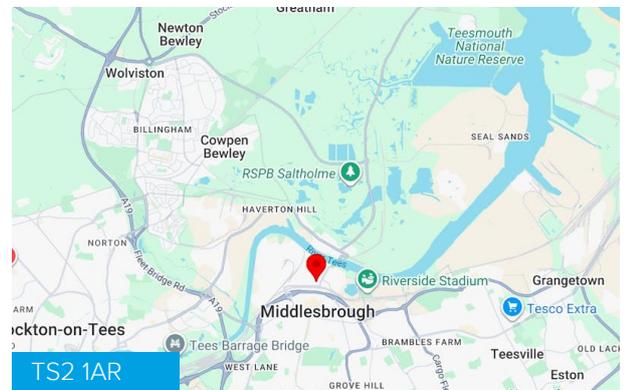
Enjoy access to a wide range of facilities and benefits, including fully stocked kitchen areas on every floor, an independent on-site café, informal breakout spaces, and private meeting rooms available to hire free of charge.

Create and personalise a perfectly sized workspace with 484 sq ft of private office space, ideal for a team of 10. These large, fully serviced offices are accessible 24/7 and include unlimited coworking access to the business club during standard business hours. With flexible contract terms tailored to your needs, you can scale your space as your business evolves—without long-term commitments.

## 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.



## Viewing & Further Information

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