



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

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### 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	3,149 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

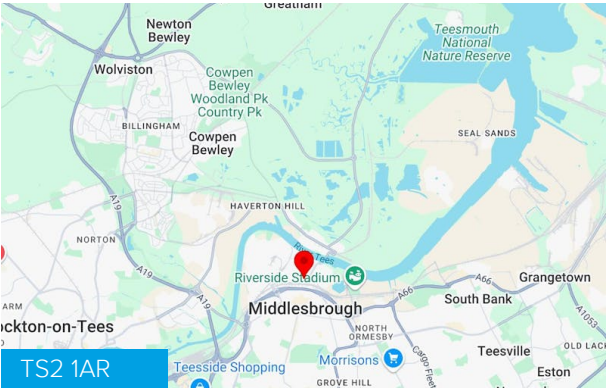
Boho Eight occupies a prime position just moments from Middlesbrough town centre, combining exceptional accessibility with a vibrant business environment. Situated only 0.4 miles from the town’s core retail and leisure destinations—including The Cleveland Centre and Hill Street Shopping Centre—occupiers 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
Unit - Boho 8B - Ground,1st & 2nd	3,149	292.55	Under Offer
Total	4,994	463.96	



Viewing & Further Information



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# boho zone

Be part  
of the story

From  
**£13.00**  
per sqft\*

\*Subject to contract and minimum terms & conditions - example rent for Boho 8

The first choice for **fully serviced offices** in the  
Tees Valley Creative & Digital Technology industry  
for **under £19 per sqft**

Invest in  
Middlesbrough

Middlesbrough  
moving forward

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# Welcome to Boho Zone

**Boho Zone is well established as being the home of the Tees Valley's digital technology cluster.**

**Being part of Boho offers something unique for your business - a community spirit like no other with dynamic spaces that enable you to create - whatever that looks like.**

**Incredible things happen when you choose Boho. Will you be next?**

Spread across Middlesbrough's growing Middlehaven district, the buildings within Boho Zone offer dynamic office space built with collaboration, deal-flow and knowledge transfer in mind and a range of facilities and benefits.

Our offices have provided a catalyst for tenants past and present to grow and nurture their craft. They've developed digital advancements that are changing the way we see the world. And it's all happening right here in the heart of Middlesbrough. Get in touch and see what Boho can do for your business.

From graduate start-ups and businesses that began life in spare bedrooms, to established firms looking for 'a place to call home', time and time again Boho has

provided the perfect base and springboard for creative ideas to flourish.

Choose from a range of office spaces and facilities to suit the needs of your company, all located within an easily accessible location in the heart of Middlesbrough.

Middlesbrough Council manages Boho Zone and can discuss competitive rates and connect you with key networks and contacts from Teesside University's support programmes as well as Middlesbrough's wider business district.

It's a community. A neighbourhood. A home from home. A place to develop the next big thing - what are you waiting for?

**Are you ready to be part of the success story?**



## A world of opportunities...

With a base at Boho, your company can go further than you imagined.

But don't just take our word for it. See what our tenants past and present say:

**“** If the Boho offices hadn't existed, we would have moved out of Middlesbrough, but they kept us here and now we're big enough to stay. **”**

Big Bite

**“** Everyone knows Boho - you're part of something big here. The potential for anyone wanting to move into Boho is enormous - the world is your oyster. **”**

Calm Digital

**“** At Boho, we have found a place where we can really thrive. We love the people here - you're always collaborating and there is a really good network of creative companies, who all want to help each other. **”**

MMC





# Why choose Boho?

Choose from a range of light, bright and modern office spaces built to suit a range of SMEs with the flexibility to increase space to accommodate growing businesses.

Thinking about scaling up over the coming years?

We're with you every step of the way and can help you choose the right office space for your needs.

## Benefits

- Competitive rent
- Collaboration is key. You'll be surrounded by like-minded businesses
- Regular events and socials so you become part of the supportive community
- Access to local events including Middlesbrough Front End, Refresh Teesside as well as business and finance support
- Excellent location in proximity to the wider tech community and other industries, business services, town centre leisure, hospitality and retail
- Outdoor garden space (Boho One and Boho 8)
- Close proximity to Middlesbrough's railway station with direct links to London and connections to the rest of the UK
- 24-7 secure access
- Live and work at Bohouse – save commuting costs and live right in the heart of the digital community

## Facilities

- Secure barriered parking available with EV charging points
- Independent cafe, Bentley's, is on-site at Boho One and offers informal meeting space
- Kitchen facilities on each floor
- Shared communal space for networking and collaboration
- Secure reliable broadband
- Sustainable and environmentally-friendly utilities provide naturally ventilated spaces, heating and lighting
- Light and airy open plan offices with solar shade systems to manage glare and solar gain
- Key card system for security and confidentiality
- Private meeting rooms including free-of-charge boardroom hire
- Shower facilities
- Breakout spaces
- CCTV for buildings and car parks

For details and specifications about buildings within the Boho Zone, contact our team today on 01609 797 330

**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 their 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 its 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).

Brochure dated: August 2025



## Where could Boho take you? Find out today...

Contact Align's Commercial Agency team on

☎ 01609 797 330

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Visit

[www.alignsurveyors.co.uk](http://www.alignsurveyors.co.uk)

for more information

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# Find us

Positioned opposite Middlesbrough railway station and close to major national road links, Boho Zone is ideally located near to the Port of Middlesbrough and the River Tees.

We're just a five-minute walk from Middlesbrough town centre and the neighbouring digital community along Albert Road North.

## Transport links



A66 (1 mile)

A19 (2 miles)

A1 (36 miles)

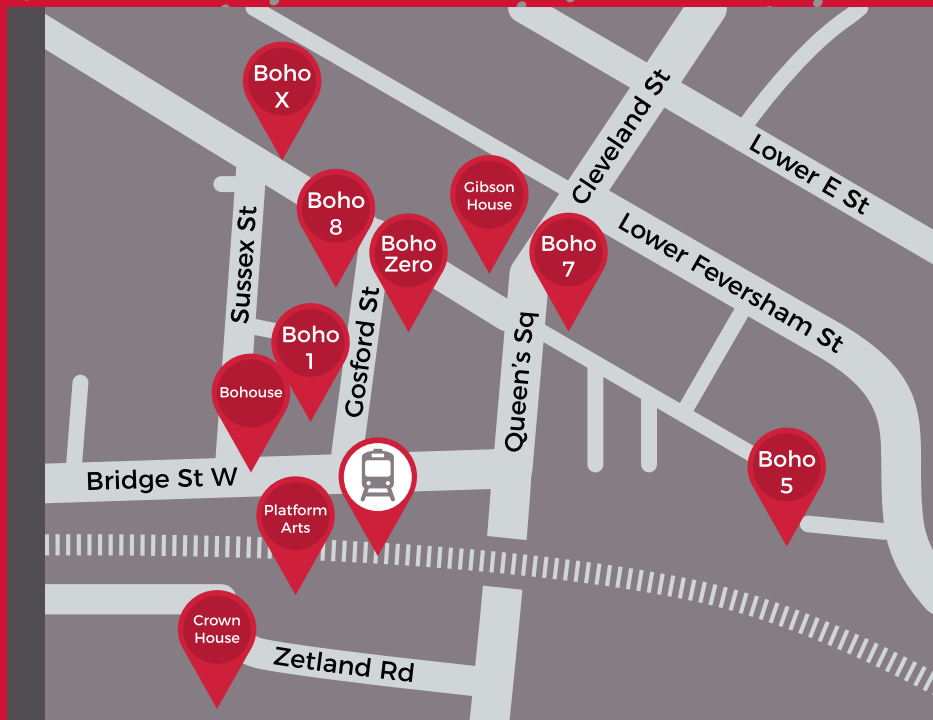


Middlesbrough Railway Station  
London (3 hours)  
Manchester (2.5 hours)



Teesside International Airport  
11 miles

Newcastle Airport  
51 miles



## Get in touch

Contact us today to find out more and discuss office space and requirements.

☎ 01609 797 330 [www.alignsurveyors.co.uk](http://www.alignsurveyors.co.uk)

Viewings are via our retained agents:

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