



TO LET

Office Suites, The Studios, Lingfield House, Lingfield Point, Darlington DL1 1RW
From approx 51 m² (549 sq ft) to 182 m² (1,954 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Lingfield Point is located towards the eastern edge of Darlington, adjacent to the A66 Trunk Road and accessed directly from both McMullen Road to the Western boundary and the B6279 to the North. The A66 links directly to the A1(M) and the A19(T) which provides excellent access to the region's major conurbations. Teesside is approximately 10 miles east and Durham 20 miles north.

Darlington Railway Station is approximately 3 miles distant providing mainline railway links to London King's Cross and Teesside International Airport is approximately 5 miles distant.

SPECIFICATION

- Feature Reception
- Shower Facility
- Meeting Rooms
- Separate Breakout Facilities
- 24 hour concierge / security
- CCTV and vehicle number plate recognition
- LED lighting
- Data Floor Boxes
- Male, female and Disabled WC facilities
- Gas-fired central heating system
- Onsite car parking

ACCOMMODATION

We calculate that the premises provide the following approximate internal areas:-

Suite 3	131 m ²	(1,405 sq ft)
Suite 4	51 m ²	(549 sq ft)

RATING ASSESSMENT

We are advised that the suites need to be reassessed for rating purposes but it is anticipated that they will be below the Small Business Rates threshold.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

TERMS

The premises are available To Let by way of a new lease for a term of years to be agreed at and asking rent of £12.50 per sq ft per annum plus vat.

SERVICE CHARGE

There will be a service charge payable covering electricity, gas, water, parking, security, meeting room use, common area & building maintenance and site management. Details available upon request.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'C' (62). Official copies of the EPC are available for inspection.

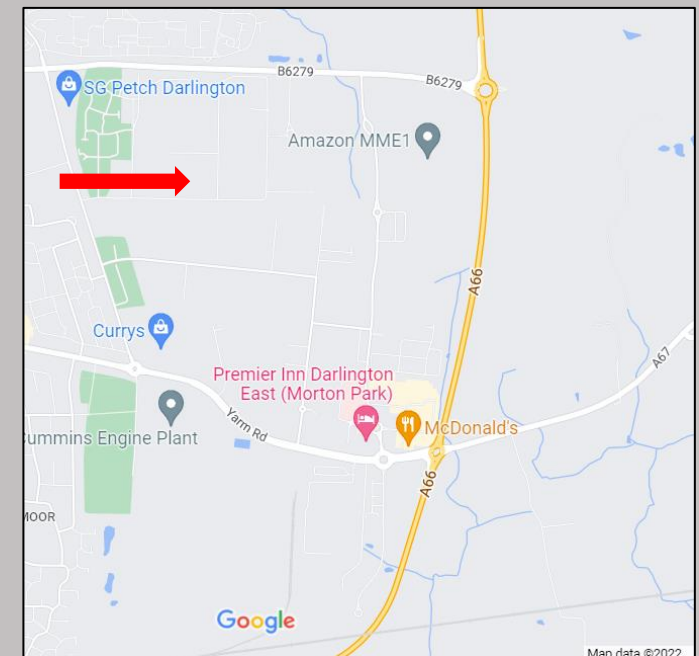
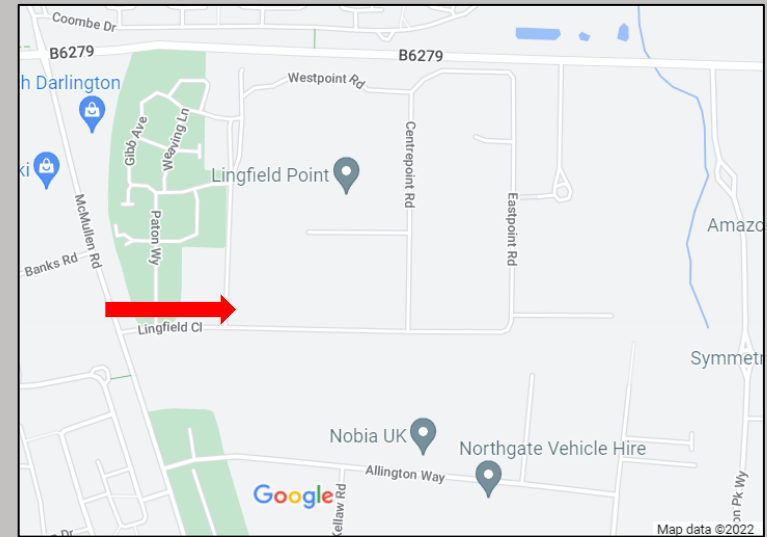
VIEWING

Strictly through the agents Connect Property North East:

Tim Carter

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