



TO LET – Ground and First Floor Offices

Borough Road, Darlington DL1 1SW

Approximately 165 sq m (1,780 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is situated on Borough Road on the edge of Darlington town centre and is situated behind the newly refurbished Hippodrome.

Darlington town centre lies within close proximity, providing excellent amenity for occupiers.

Darlington Railway Station is in close proximity providing mainline railway links to London King's Cross and Teesside Airport is approximately 8 miles distant.

DESCRIPTION

The property comprises of a two storey office building incorporating:

Reception, WC's, Kitchenette, Board Rooms, Stores and open plan office space.

SPECIFICATION

- Part open plan/ part cellular
- Two Storey
- WC Facilities
- Kitchen
- 3 car parking spaces

ACCOMMODATION

Briefly, the property provides the following approximate gross internal areas:

Description	M ²	Sq Ft
GF offices	74	798
FF offices	91	982
Total	165	1,780



LEASE

The property is available to let at an asking rent of £9,500 per annum exclusive.

SERVICE CHARGE

N/A

RATES

The property qualifies for small business rates relief.

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority (Darlington Borough Council)



ENERGY PERFORMANCE CERTIFICATE

The EPC is D(94)

The Energy Performance Certificate is available upon request

VIEWING

Strictly by appointment through the sole agents Connect Property North East:

Jonathan Simpson

ddl: 01642 704931

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