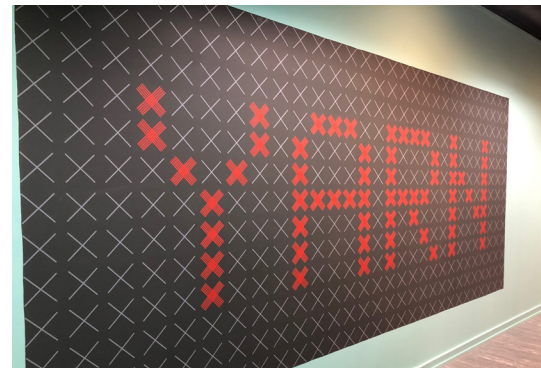
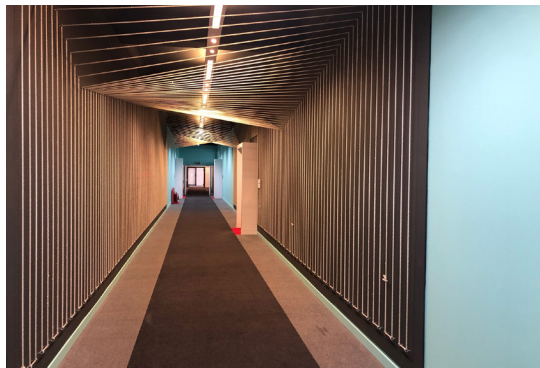


YARN TO LET

Unique office space
From 180 sq ft to 1,090 sq ft



www.lingfieldpoint.co.uk

LINGFIELD POINT, DARLINGTON, DL1 1RW

YARN

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.

DESCRIPTION

The Yarn Office Suites are fully refurbished and finished to a high-specification providing the following:

- Office suites are available from 180 sq ft (16.7 sq m)
- Flexible and cost-effective lease arrangements
- Generous car parking ratio of 1:300 sq.ft, with good public transport links into Darlington town centre
- Concierge service
- 24 hour concierge with hub and extensive CCTV and vehicle recognition
- Imposing entrance with restored art-deco style double-height reception area
- Exclusive access to meeting rooms and break out areas
- Café and corporate catering facilities
- Shower facilities

ACCOMMODATION

Suites are available from 180 sq ft (16.7 sq m).

RATING ASSESSMENT

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

TERMS

The premises are available To Let for a term of years to be agreed with further information available upon application.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D(67). A copy of the certificate and the recommendation report are available upon request.

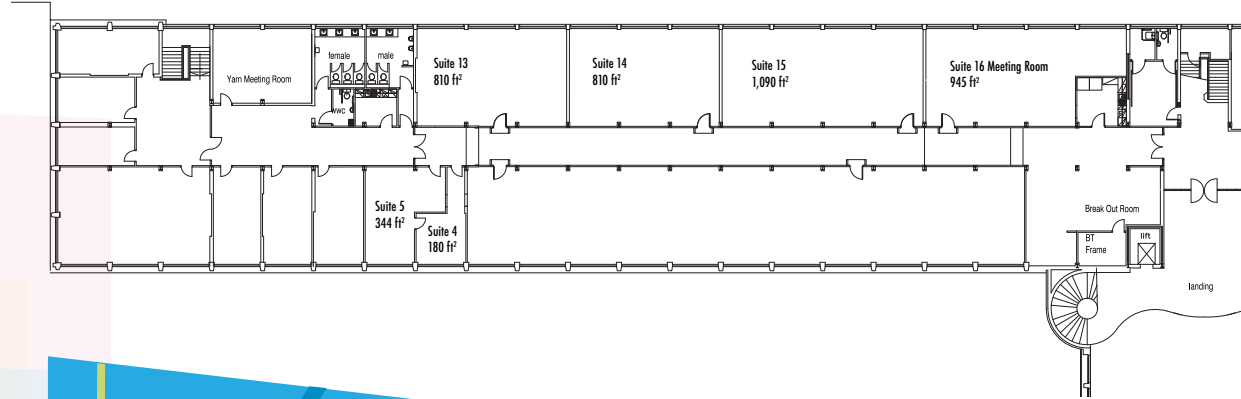
VAT

All figures are quoted exclusive of but will be liable to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveying fees.

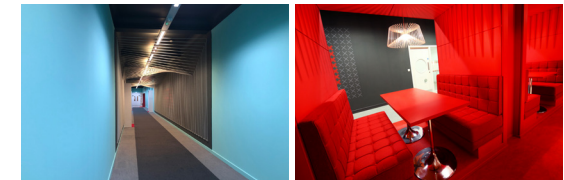
Space available



SAT NAV: DL1 1RW

JOURNEY TIMES

Middlesbrough	15 miles	(20 mins)
Stockton	11 miles	(15 mins)
Durham	22 miles	(30 mins)
Newcastle	34 miles	(50 mins)
Leeds	67 miles	(1hr 15 mins)
London (by train)	240 miles	(2hrs 20 mins)



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MOTTISFONT CAPITAL



Important Notice

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