



# TO LET

Great North House, Building 2, 20 Allington Way, Darlington DL1 4DY  
*Ground Floor Suite approx. 432 - 954 m<sup>2</sup> (4,648 - 10,266 sq. ft.)*

CONNECT NORTH EAST  
PROPERTY  
01642 602001



## LOCATION

Great North House is located on Allington Way, Yarm Road Industrial Estate, Darlington. The A66(T) is a short distance away and provides direct access to the A1(M) to the west and the A19(T) to the east.

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

- 2-storey
- Flexible floorplates
- 2.7m floor to ceiling heights
- Suspended Ceilings
- LED lighting
- Male, female and Disabled WC facilities
- Gas-fired central heating system
- Extensive onsite parking
- Available in whole or part

## ACCOMMODATION

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

Reception / Staff	92 m <sup>2</sup>	(990 sq ft)
Ground Floor Suite	415 m <sup>2</sup>	(4,468 sq ft)
First Floor Suite	447 m <sup>2</sup>	(4,815 sq ft)

## RATING ASSESSMENT

The premises are assessed for Rating purposes at £80,000.

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 with an asking rent of £10 per sq ft per annum plus vat.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'D' (84). Official copies of the EPC are available for inspection.

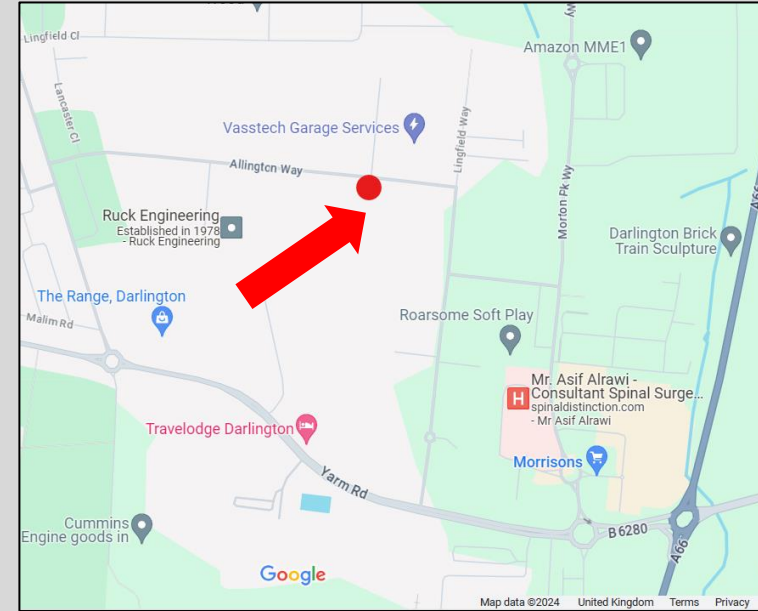
## VIEWING

Strictly through the agents Connect Property North East:

**Tim Carter**

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