



**TO LET**

9 Pioneer Court, Morton Palms Business Park, Darlington DL1 4WD  
*Ground Floor Suite approx. 209 m<sup>2</sup> (2,250 sq ft)*

**CONNECT** NORTH EAST  
**PROPERTY**  
**01642 602001**

## LOCATION

Pioneer Court is located on Morton Palms Business Park, Darlington, immediately adjacent to the A66 and accessed via the B6280 Yarm Road. The A66 Trunk Road links directly 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

- Feature Reception
- Ground Floor Suite
- 2.7m floor to ceiling heights
- Suspended Ceilings
- LG3 compliant lighting
- Fully raised access floor providing 150 mm void
- Male, female and Disabled WC facilities
- Gas-fired central heating system
- 8 onsite car parking spaces.

## ACCOMMODATION

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

Ground Floor Suite 209 m<sup>2</sup> (2,250 sq ft)

## RATING ASSESSMENT

We are advised that the ground floor suite will need to be reassessed for Rating purposes. 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 sublease expiring 28 February 2026 (a longer term may be possible subject to negotiation) at a rental of £28,125 per annum plus vat.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'B' (48). Official copies of the EPC are available for inspection.

## VIEWING

Strictly through the joint agents:

**Tim Carter**  
ddl: 01642 704930  
Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Chris Farlow**  
01325 466 945



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