

Baldwin

26,277 sq ft of Grade A offices
on a single floorplate

Available Immediately



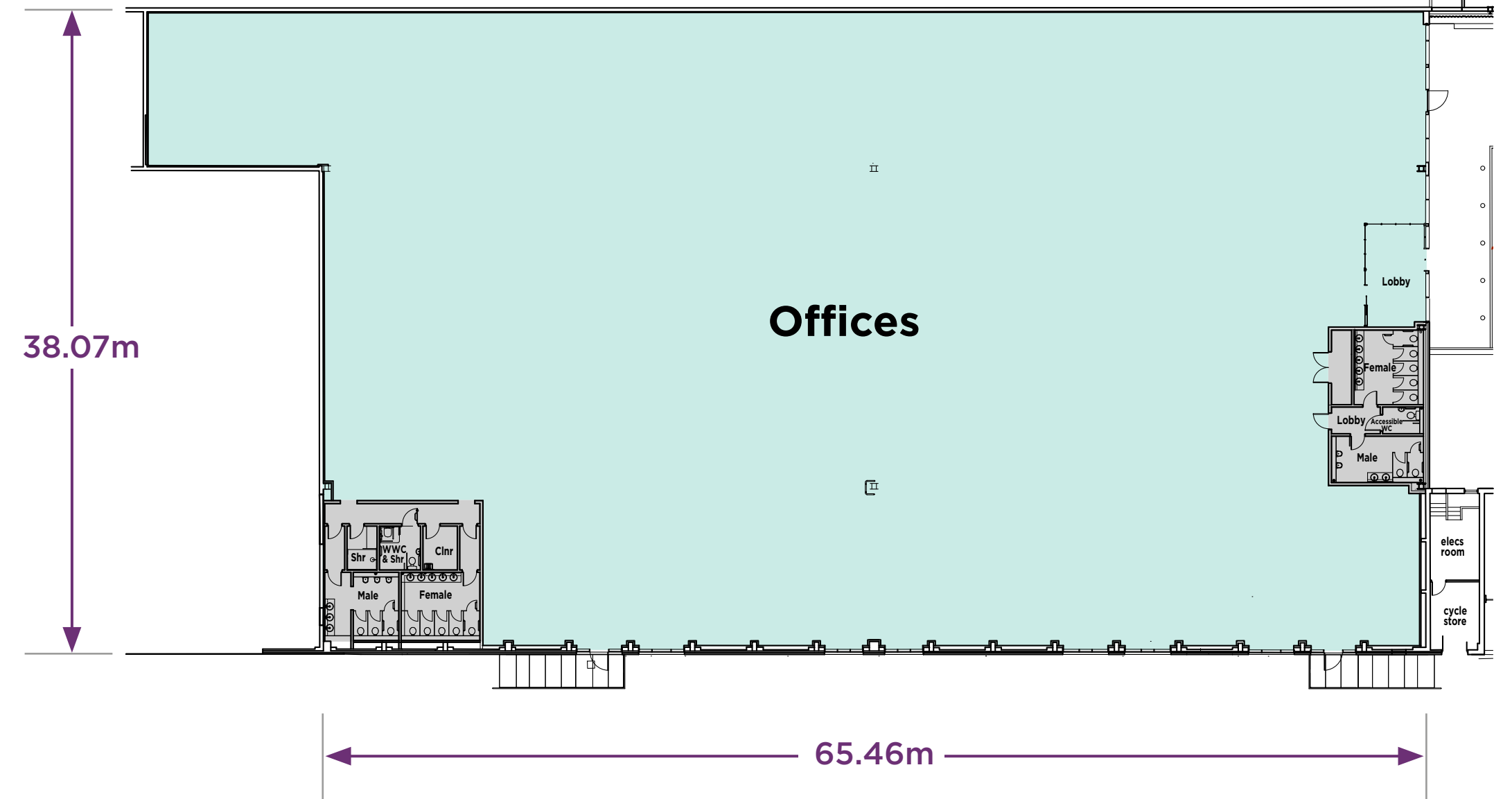
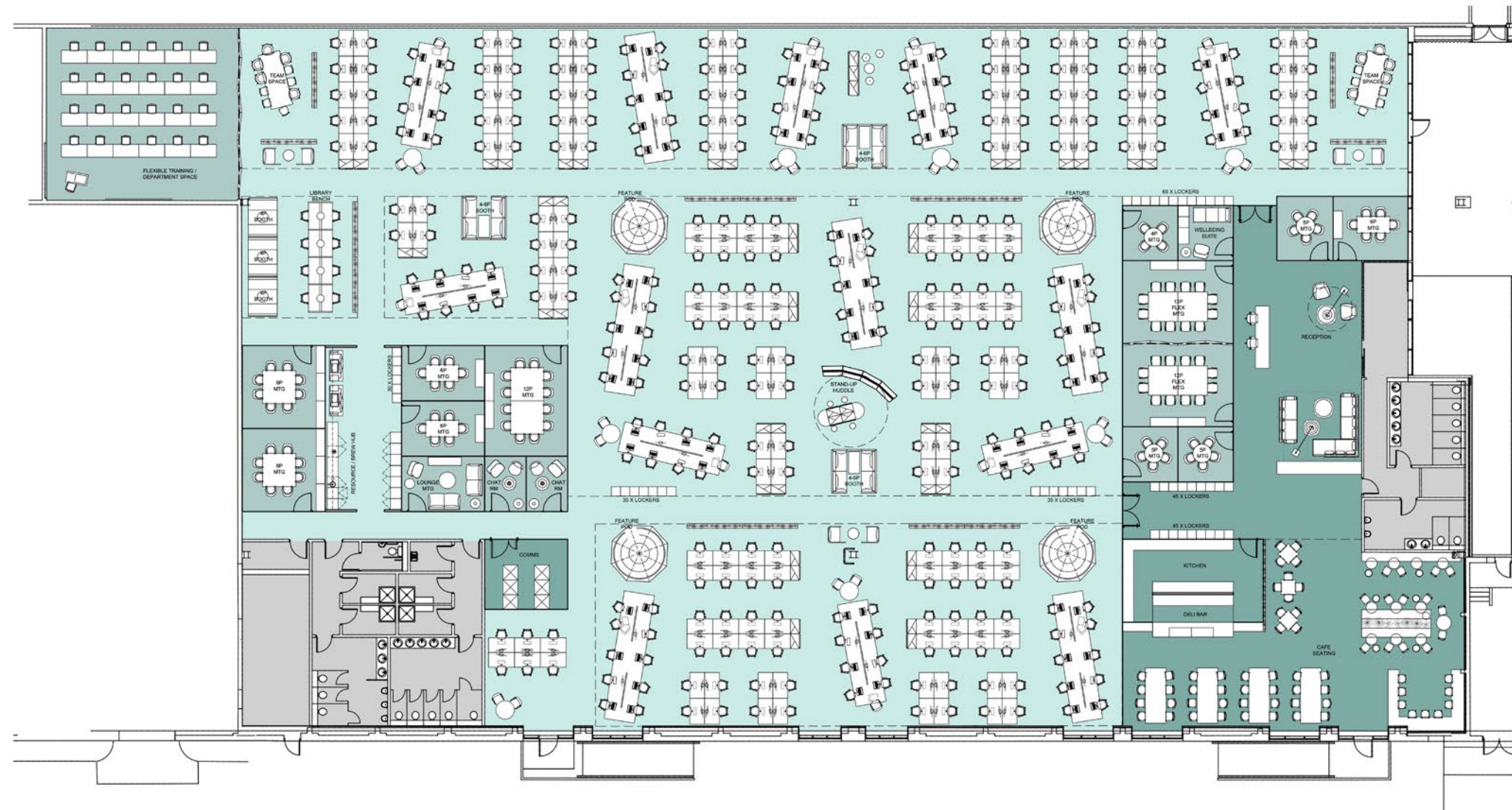
DARLINGTON DL1 1RW

**Brand new Grade A
specification**

North roof light design allows natural light
right into the centre of the floor plate.

Proposed floor plan

Single floor plates provide maximum efficiency and a collaborative and self-contained environment, which allows you to meet the 'new normal'.



Indicative space planner



“As a business with multiple offices across the UK, we have found that our large single floorplate at Lingfield Point has allowed us to be incredibly efficient in the use of space as we plan for the post-COVID-19 workplace. Being able to operate on a large single floor plate at ground floor level means there are no lifts, no staircases and virtually no circulation areas. All of this allows us to work in a safe and more efficient environment.”

Student Loans Company

- Self contained own front door
- Exposed services
- Air conditioning
- Excellent natural light
- LED lighting
- Car parking at 1:300



Quoting rent

£14.50 per sq ft

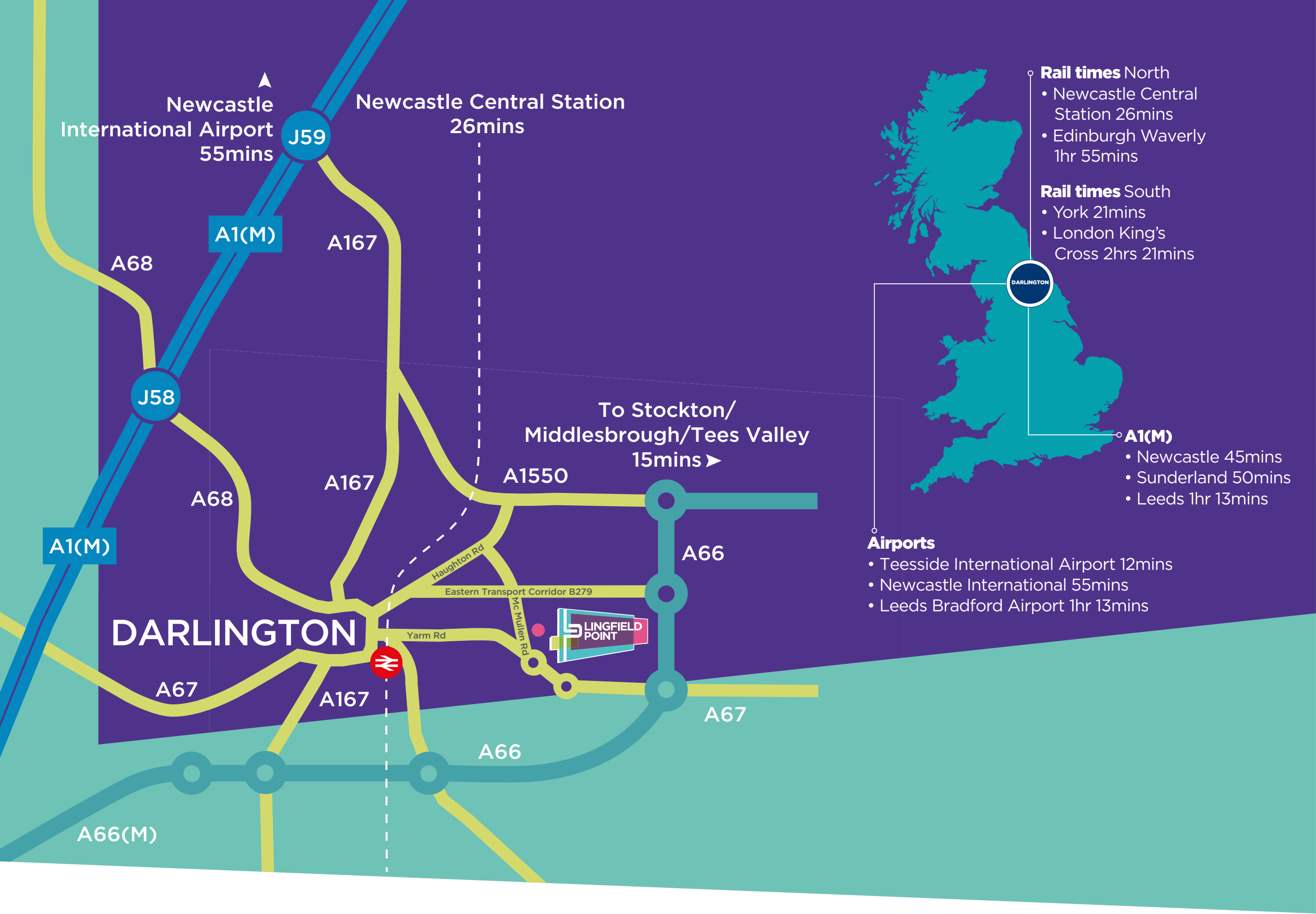
Estimated rates

£2.56 per sq ft

Estimated service charge

£1.25 per sq ft

Baldwin offers one of the most cost effective total occupation costs in the UK.



FOR FURTHER INFORMATION CONTACT:

CUSHMAN & WAKEFIELD

0191 223 5800
cushmanwakefield.co.uk

Knight Frank

0191 221 2211
KnightFrank.co.uk

Greg Davison
+44(0) 191 223 5710
+44(0) 7917 651 846
greg.davison@cushwake.com

Patrick Matheson
+44(0) 191 594 5015
+44(0) 7796 192 356
patrick.matheson@knightfrank.com

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