



## Individual offices within a landscaped setting

Pioneer Court, Morton Palms Business Park, Darlington DL1 4WD

Sizes from

**1,750 sq ft** to **4,450 sq ft**



PIONEER COURT





PIONEER COURT





PIONEER COURT

Due to its excellent infrastructure links the area acts as a commercial and retail hub. Nearby occupiers include Amazon, EE, Cummins and Whessoe Engineering.





# Pioneer Court is the second phase of the development at Morton Palms Business Park.

PIONEER COURT



Pioneer Court is a standout office development that consists of 12 individual offices arranged around a central road with car parking and landscaping.

Situated adjacent to the A66 and having superb access links to the main routes both North and South, Pioneer Court is the perfect business and office location.

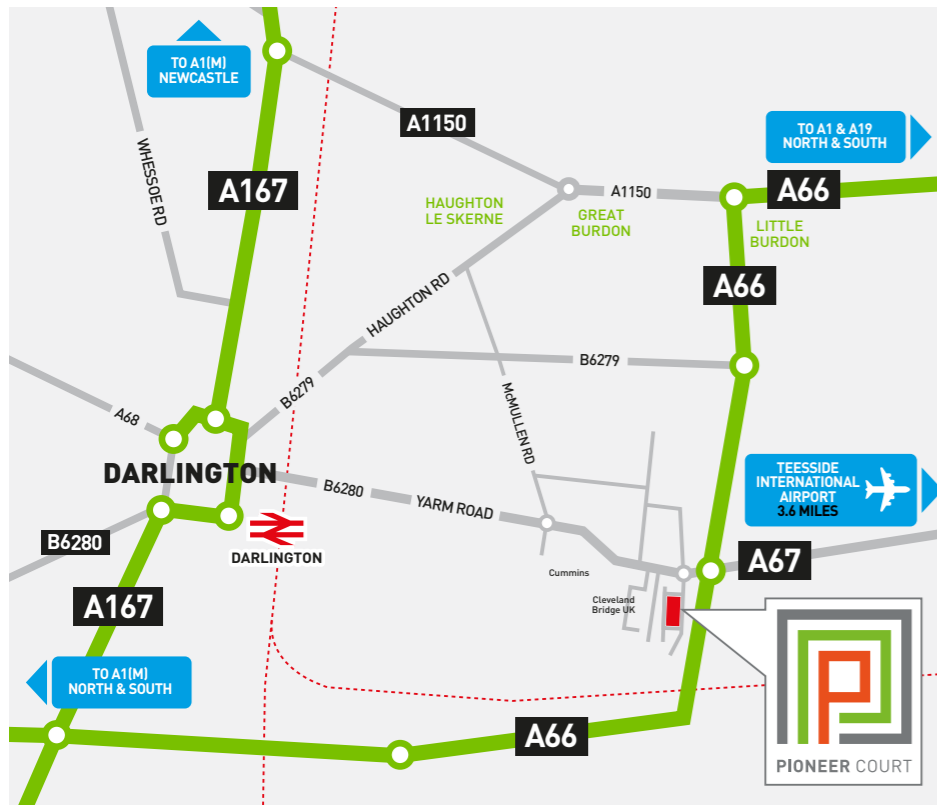


## CURRENT OCCUPIERS





## Location - A transport matrix



Pioneer Court is situated within the Morton Palms Business Park and is located 2.5 miles east of Darlington town centre, adjacent to the A66 which connects it to Middlesbrough 14 miles to the east and the A1 (M) 4.5 miles to the west.

Darlington station, located 2 miles to the west, is one of the main stations on the East Coast mainline.



### DRIVE TIMES

Teesside International Airport	6 mins
Newcastle International Airport	1hr

Both airports have scheduled flights operating to various UK and European destinations.

Teesside Freeport	30 mins
Newcastle upon Tyne	52 mins
York	1hr 6 mins
Leeds	1hr 18 mins



### RAIL JOURNEY TIMES

Newcastle Central Station	30 mins
York	30 mins
London Kings Cross	2 hrs 30 mins



The Centre for Process Innovation



The Hippodrome



The National Horizons Centre

## Darlington - A strategic business location



### Darlington chosen as Treasury's northern hub

Darlington has been confirmed as the location for the Treasury's new northern economic campus in a major boost for the Tees Valley.



### The National Horizon's Centre

The National Horizons Centre (NHC) is Teesside University's £22m centre of excellence for the global biosciences and healthcare sector, located in Darlington.

### Teesside handed freeport status

Teesside Freeport is one of eight freeports in England paving the way for the creation of 18,000 jobs. Areas with Freeport status benefit from a wide package of tax reliefs, simplified customs procedures, streamlined planning processes to boost redevelopment and government support to promote regeneration an innovation. It is estimated it would boost the local economy by £3.2bn by 2026.

### Darlington is Amazon's first fulfilment centre in the North-East.



Amazon's fulfilment centre based in Darlington helps meet growing customer demand and supports more third-party sellers under its Fulfilment by Amazon programme.

When opened it created 1,000 permanent jobs for people in the region.

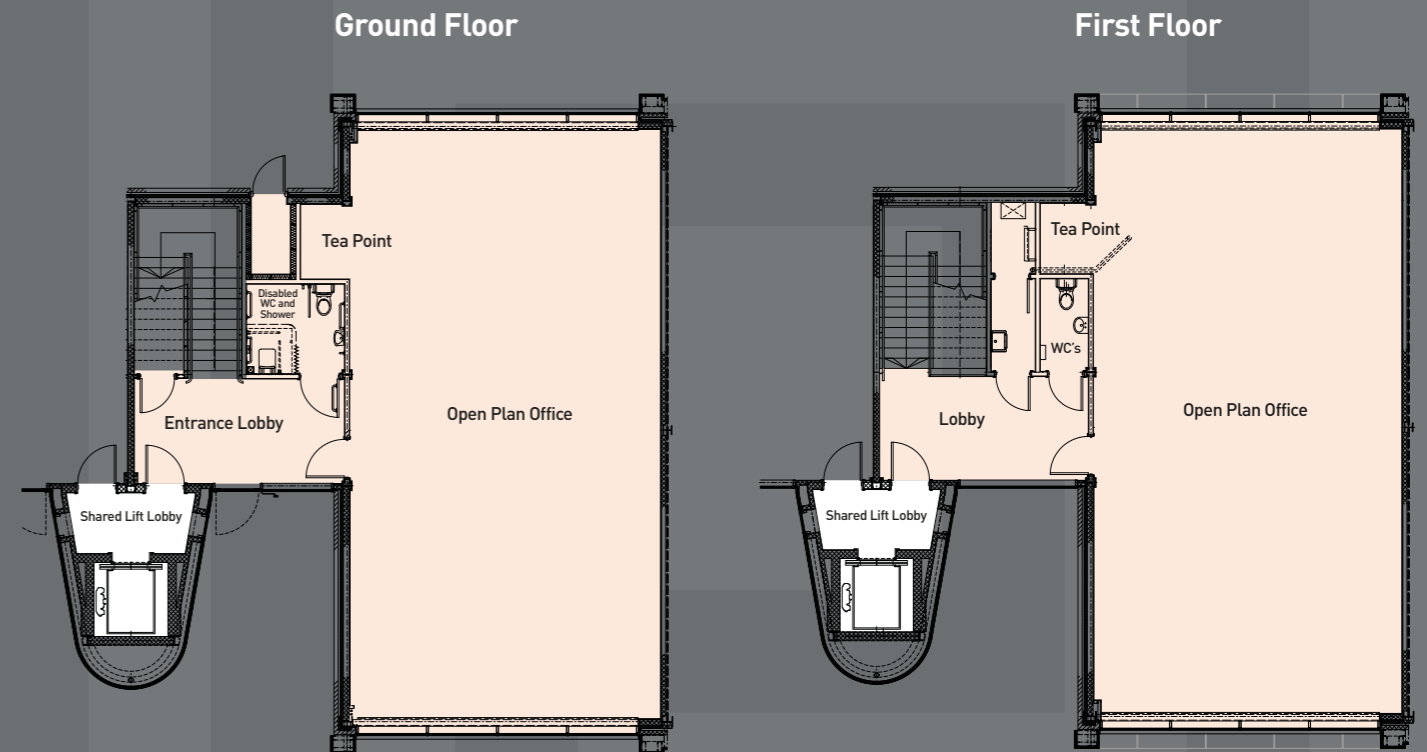
# AVAILABLE ACCOMMODATION





2,326 sq ft  
Two storey office building

**05** PIONEER COURT



### SPECIFICATION

- New LED lighting
- Fibre broadband available
- Suspended ceiling - 2.7m floor to ceiling height
- Raised access floor with adaptable electrical & network boxes
- Own front door with telephone entry system
- Kitchenette
- Disabled toilet
- Shower facilities
- Passenger lift
- Onsite parking
- Gas-fired central heating system
- Wide stair and corridor
- Energy Performance Certificate (EPC) Rating: B (48)
- EVCP Compatible
- DDA Compliant
- Opening windows

### ACCOMMODATION

First Floor	104 sq m	1,118 sq ft
Ground Floor	104 sq m	1,118 sq ft





# PIONEER COURT

Morton Palms Business Park, Darlington DL1 4WD

[www.pioneecourt.co.uk](http://www.pioneecourt.co.uk)

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