



DARLINGTON DL1 1RW

Award winning offices offering a unique working environment - from 10,000 to 130,000 sq.ft.

Call Centre

A woman with a headset and a man with a headset are sitting at computer workstations in a call center. They are both looking at their monitors and appear to be working. The woman is on the left, and the man is on the right. They are both wearing headsets with microphones. The background shows a typical office environment with windows and cubicles.A modern office interior with a lounge area. A person is walking in the background. The office has a clean, contemporary design with a mix of colors and materials. There are several computer workstations with monitors and keyboards. A person is sitting at one of the workstations, and another person is walking in the background. The office has a high ceiling with exposed ductwork and modern lighting fixtures. A large green banner is overlaid on the bottom right of the image.

Cool Centre

"We chose Lingfield Point because it provided a blank canvas for us to create a modern, fit for purpose environment for our contact centre in Darlington. The environment we have created has not only won awards but helped us to attract employees."

Mark Cassidy, Student Loans Company Head of Estates and Sourcing



Lingfield Point has been providing BCO award winning leading edge collaborative work space for over a decade.



For existing clients our award-winning design and build team have created spaces, with light filled atriums, loft style offices and creative breakout areas with custom built furniture and striking colour schemes – showcases for their business as well as a stimulating work environment for their employees.



**Light, space and acres
of opportunity**

Whether you're looking for a corporate headquarters, a call answering or financial services centre or high-tech research and development facilities, the sheer scale of accommodation available at Lingfield Point can meet both your existing needs and future expansion plans.

Single floor plates provide maximum efficiency and a collaborative environment.



Mississippi

Specification:

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



memphis

Darlington has a working age population of 65,000 and a further 1.6 million with an hour's drive time - of which 90% hold a qualification and more than a quarter are educated to degree standard. The high calibre of the local workforce is further indicated by the fact that over 40% are employed in managerial, professional or technical occupations.

Branch line



Main line

Lingfield Point is located on the East Coast Mainline, giving access to London in 2hr 21min



RAIL TIMES NORTH

- Newcastle 26mins
- Edinburgh 1hr 55mins

RAIL TIMES SOUTH

- York 21mins
- London King's Cross 2hrs 21mins



Part of the town.
Not out-of-town.

Easy to get to and ample free parking, what more could you need.



- Rail times North**
- Newcastle Central Station 26mins
 - Edinburgh Waverly 1hr 55mins
- Rail times South**
- York 21mins
 - London King's Cross 2hrs 21mins

Location

Lingfield Point is located in Darlington, adjacent to the A66 Trunk Road, which links directly to the A1(M) providing excellent access to the region's major conurbations. Teesside is approximately 10 miles East and Durham 20 miles North.

- A1(M)**
- Newcastle 45mins
 - Sunderland 50mins
 - Leeds 1hr 13mins
- Airports**
- Durham Tees Valley 12 mins
 - Newcastle International 55mins
 - Leeds Bradford 1hr 13mins

Business flaw



Business floor

The ability to locate up to 1,500 staff on a single floor plate with exceptional natural light.



Lingfield Point offers your business a unique environment to thrive.

A floor plate of 10,000 - 130,000 sq ft creating a new opportunity for teams to work in collaboration around a central spine.

Uncompromising layout options to meet your needs.



Well located.
For business.
For staff.
For amenity.
For lifestyle.



CAPITA

CAPITA

Lingfield Point is already home to some of Darlington's biggest employers including:

Wood Group, Capita, Student Loans Company, Dunlop UK, The NHS, NFU & NFU Mutual.



Darlington is the gateway to the Yorkshire Dales to the West and the North Yorkshire Moors to the East. Both only a 30 minute drive away.



Whether you are interested in music and the performing arts, sport and leisure, or tourism and heritage, Darlington has something to offer everyone.

If you've got the vision,
we've got the scope



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MOTTISFONT CAPITAL



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