

# 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.

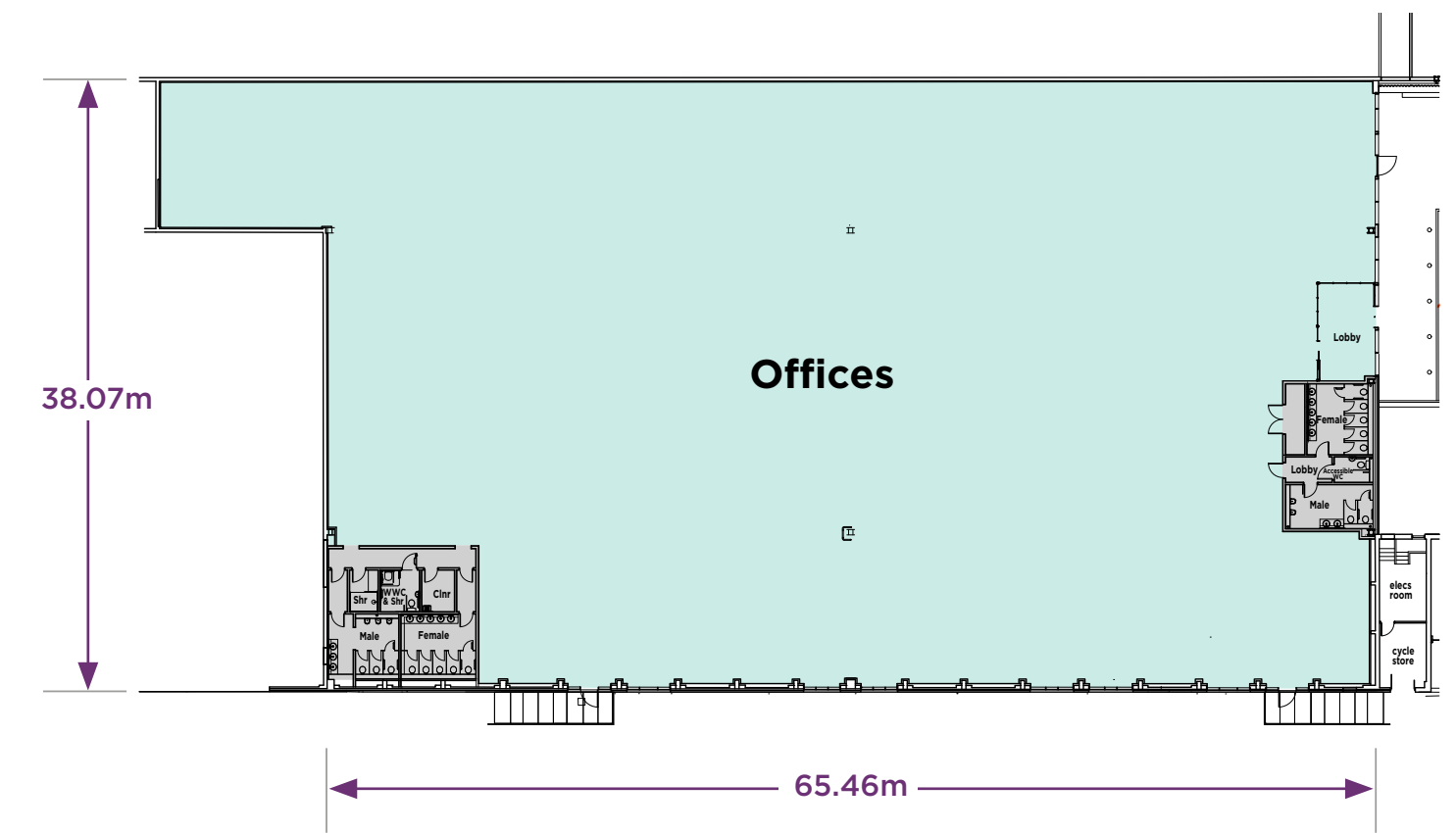
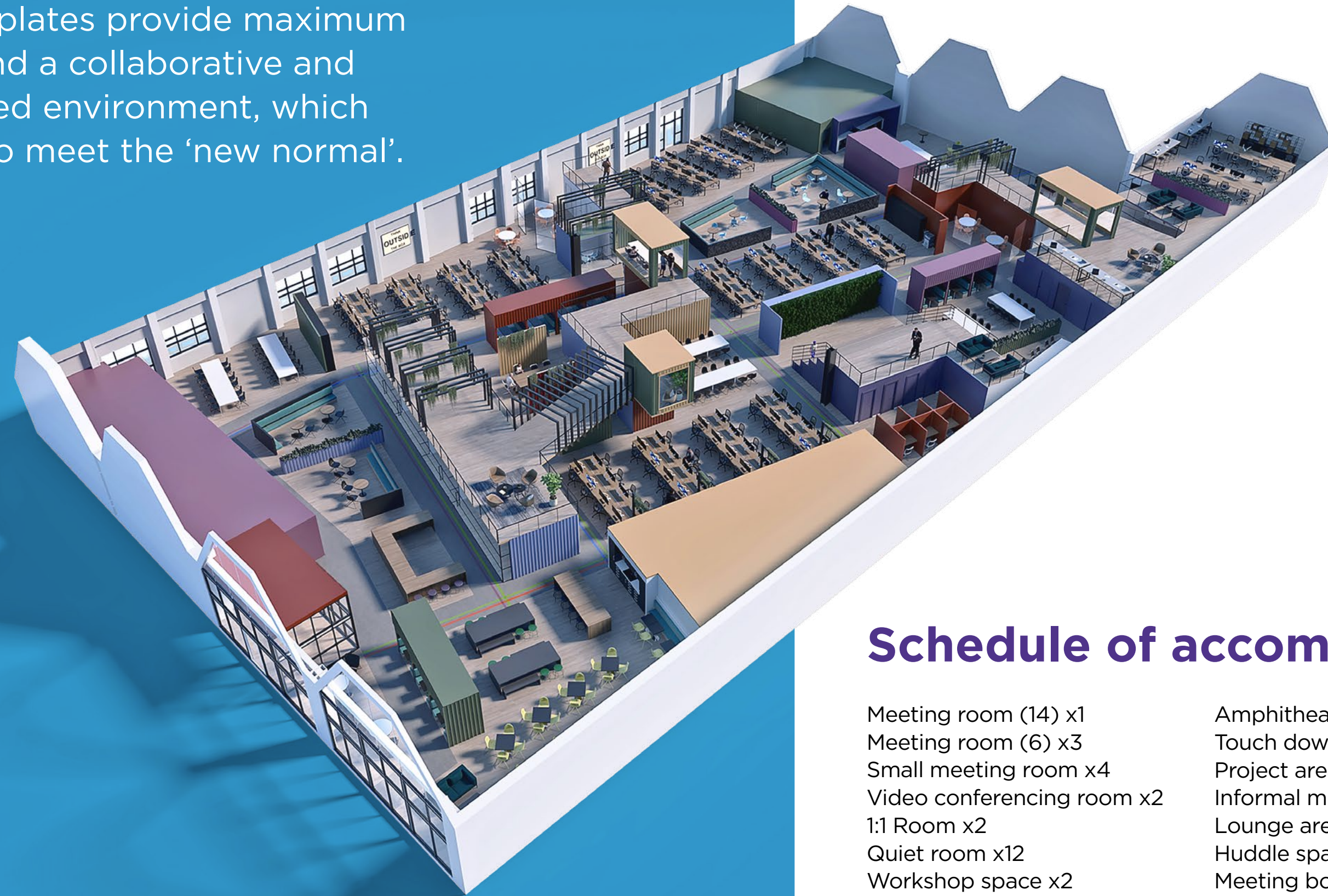
**26,277 sq ft of Grade A offices  
on a single floorplate**



Indicative CGI image

# Proposed floor plan

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



## Schedule of accommodation

Meeting room (14) x1  
 Meeting room (6) x3  
 Small meeting room x4  
 Video conferencing room x2  
 1:1 Room x2  
 Quiet room x12  
 Workshop space x2

Amphitheatre  
 Touch down tables x5  
 Project areas x4  
 Informal meeting x4  
 Lounge areas x4  
 Huddle space x2  
 Meeting booths x10  
 Quiet area x1  
 1600 x800 workstations (128)

Breakout/ teapoints x2  
 Styling room x1  
 Female showers  
 Male showers  
 Gym  
 Fitness studio  
 Bike storage  
 Drying room  
 Lockers (180)

Post room  
 Server/IT build room  
 Store x1  
 Prayer room  
 Wellness room

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*

Indicative CGI image

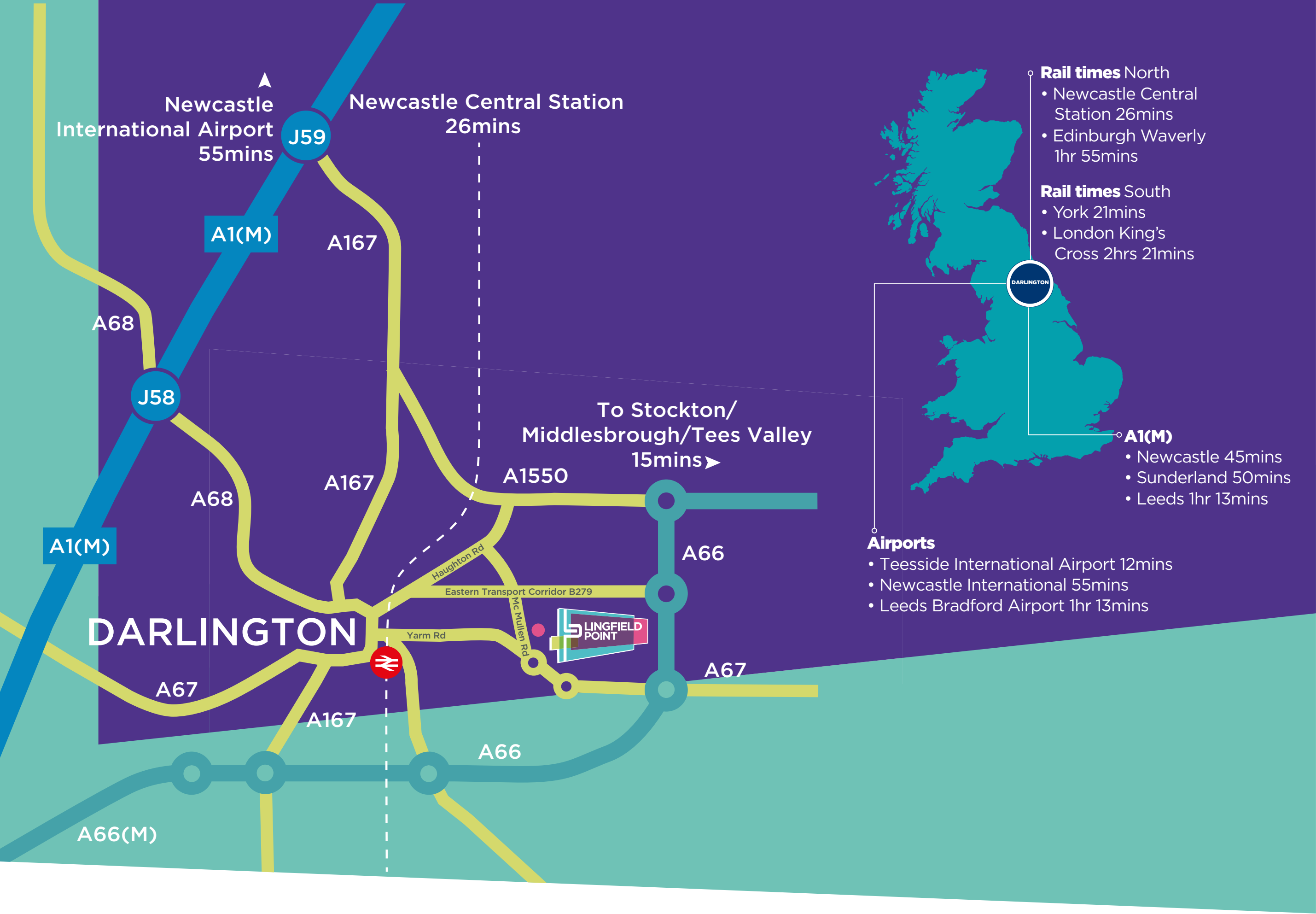
- Self contained own front door
- Exposed services
- Air conditioning
- Excellent natural light
- LED lighting LED
- Car parking at 1:300
- EPC Rating - B47

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

Quoting rent  
**£14.50** per sq ft

Estimated rates  
**£2.56** per sq ft

Estimated service charge  
**£1.33** per sq ft



**FOR FURTHER INFORMATION CONTACT:**

**CUSHMAN & WAKEFIELD**

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cushmanwakefield.co.uk

**Knight Frank**

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KnightFrank.co.uk

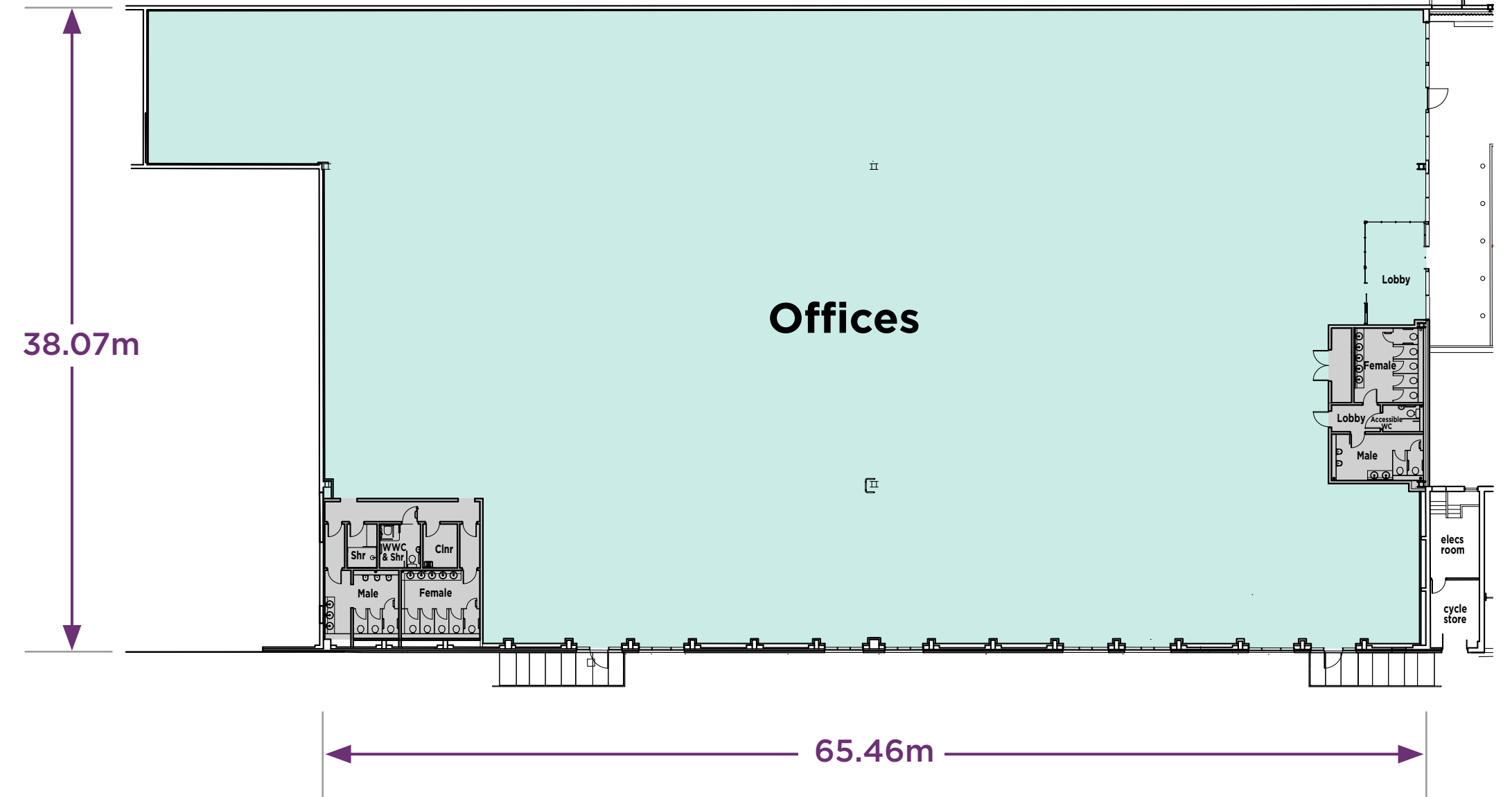
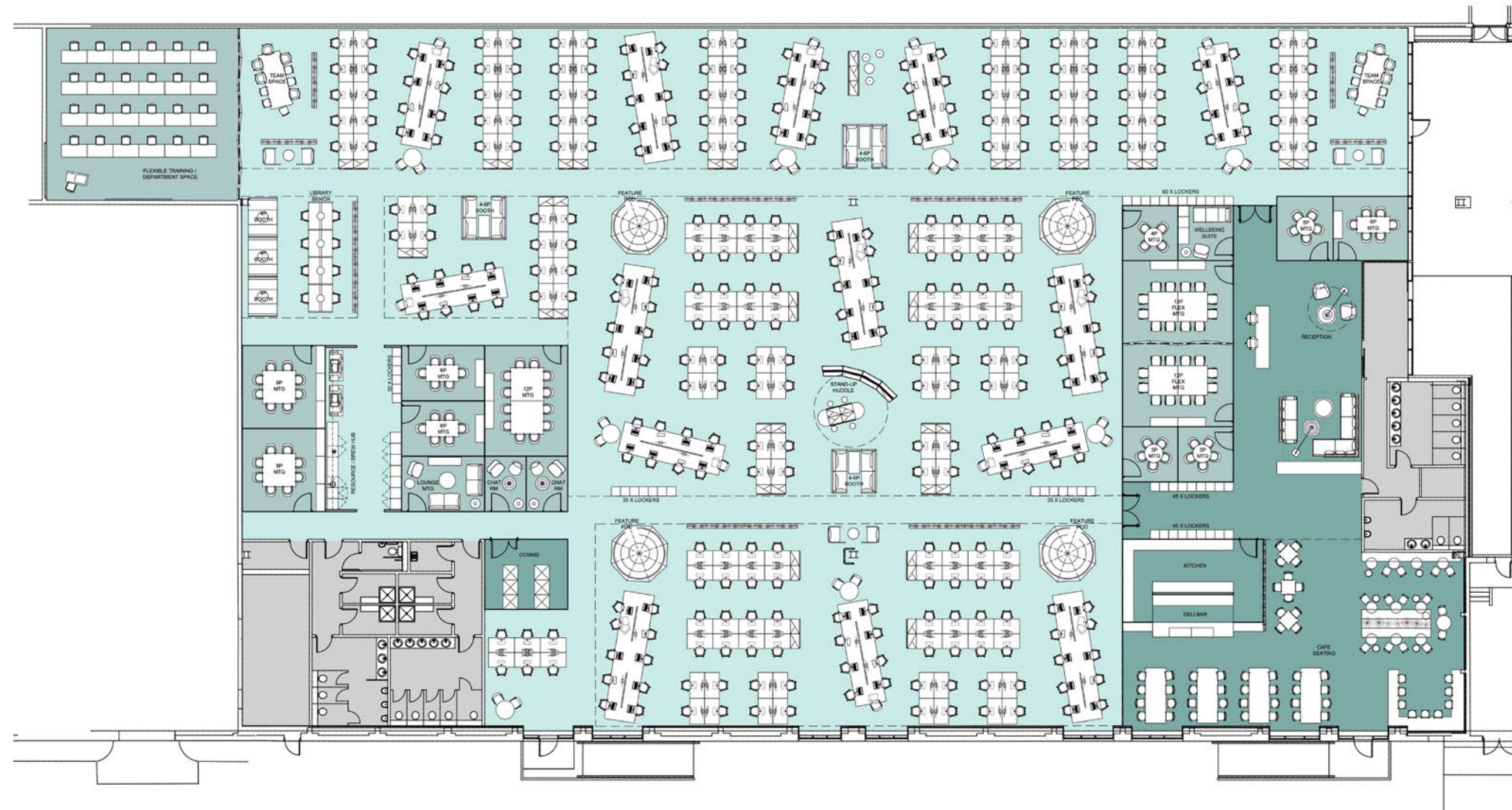
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