

5 TO LET

With suites up to 5,000 sq ft



www.lingfieldpoint.co.uk

LINGFIELD POINT, DARLINGTON, DL1 1RW

BEEHIVE

LOCATION

Lingfield Point is located towards the eastern edge of Darlington, adjacent to the A66 Trunk Road and accessed directly from both McMullen Road to the Western boundary and the B6279 to the North. The A66 links directly to the A1(M) and the A19(T) which provides excellent access to the region's major conurbations. Teesside is approximately 10 miles east and Durham 20 miles north.

DESCRIPTION

The Beehive Office Suites are fully refurbished and finished to a high-specification providing the following:

- Up to 9,931 sq ft TO LET (able to be split)
- High spec open plan office space
- Raised ground floors for power, data with feature lighting and video entry security system
- Fibre optic broadband - served by BT and Virgin
- Larger suites have dedicated entrance with direct access
- Air conditioning (not all suites)
- On-site car parking plus bus service into Darlington Town Centre
- Extensive CCTV, vehicle recognition and 24 hour concierge service
- Easy access to the road, rail and air transport network
- Male, female and DDA Compliant WC and shower facilities
- Exclusive access to meeting rooms and break out areas
- Café and corporate catering facilities

ACCOMMODATION

Suites are available from 174 sq m (1,880 sq ft) up to 465 sq m (5,000 sq ft)
NB – Suites can be sub-divided to provide suites that suit individual spatial needs.

RATING ASSESSMENT

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

TERMS

The premises are available To Let for a term of years to be agreed with further information available upon application.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of C(65). A copy of the certificate and the recommendation report are available upon request.

VAT

All figures are quoted exclusive of but will be liable to VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveying fees.



SAT NAV: DL1 1RW

JOURNEY TIMES

Middlesbrough	15 miles	(20 mins)
Stockton	11 miles	(15 mins)
Durham	22 miles	(30 mins)
Newcastle	34 miles	(50 mins)
Leeds	67 miles	(1hr 15 mins)
London (by train)	240 miles	(2hrs 20 mins)



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MOTTISFONT CAPITAL

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Space available

