

**TO LET – £21,000 per annum, exclusive**

**41 Coniscliffe Road, Darlington, Co Durham,  
DL3 7EH**

**Period Offices with Parking – 2,105sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property forms part of a terrace of similar office and commercial properties fronting Coniscliffe Road on the periphery of the Imperial Quarter in the West End of Darlington town centre. The Imperial Quarter is the town's desirable boutique eating and drinking quarter and incorporates a diverse variety of bars, restaurants and cafés amongst professional occupiers. All town centre amenities are within convenient walking distance and the location provide swift links to the A66 and A1(M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle. Darlington's mainline railway station is approximately 10 minutes walking distance.

## DESCRIPTION

Grade II Listed end terrace office premises.

The property is of traditional brick construction held under a dual pitched and tile covered roof. The principal office accommodation is held over three floors with additional attic storage. The offices are of a generally cellular nature and may suit a variety of business uses subject to any necessary consents. The offices are heated by way of a gas fired central system.

There is private parking at the rear for approximately 7 vehicles.

## TENURE

Leasehold.

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Lower Ground Floor	43.31sq.m.	466sq.ft.
Ground Floor	55.9sq.m.	602sq.ft.
First Floor	61.46sq.m.	661sq.ft.
Second Floor	34.95sq.m.	376sq.ft.
Net Internal Area	195.62sq.m.	2,105sq.ft.

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £14,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that there is no VAT on the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE CERTIFICATE

E-112



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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