

TO LET – Rent £10psf plus service charge

**Surplus office suites Whessoe Technology
Centre Morton Palms Darlington DL1 4WB**

Grade A Office Suites from 2,000sq.ft. – 11,500sq.ft.

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SITUATION/LOCATION

The offices are situated on the ground and second floors of Whessoe Technology Centre accessed from Alderman Best Way within Morton Palms Business Park with frontage to A66. Morton Palms Business Park is situated approximately 3 miles east of Darlington town centre with direct access to A66 and A1M providing access to neighbouring Tees Valley and surrounding commercial districts. 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 Mainline Railway Station lies approximately 3 miles distant providing daily national rail links with fastest journey times London Kings Cross 2h20 Edinburgh 2h (approx.). Teesside International Airport lies approximately 3 miles to the East.

PREMISES

The office suites are part of the ground and second floors. The suites are mostly open plan incorporating some partition offices. There is a large on site car park and additional overspill Council car parking off site The building features include:-

- Shared reception entrance
- Male/ Female and Disabled WC's
- Full DDA access with lift
- Ample Parking
- Suspended ceilings
- Electrical A/C and heating system
- Aluminium encased double glazed window units.
- Suspended timber floors with data and power points
- Panoramic views
- Motion operated lighting

ACCOMMODATION

Ground Floor	514sqm	5530sqft
Second Floor	567sqm	6101sqft

SUITE FLOOR AREAS ARE SCALED FROM AS BUILT DRAWINGS

The offices may be arranged/sub-divided to bespoke tenant requirement.

SUB-LEASE TERMS

A new sub-lease is available based on standard full repairing and insuring terms for a term of years to be agreed (presently up to 2027) The rent is based on £10 per square foot plus service charge. Further information is available from Agent.

COSTS

The incoming tenant is responsible for the Landlord's reasonable legal costs plus VAT.

RATEABLE VALUE

The suites will be re-assessed for the purpose of business rates. The sub tenant will be responsible for their own business rates.

VAT

VAT is applicable

VIEWING

Strictly via appointment only through Agents.

ENERGY PERFORMANCE ASSET RATING

An EPC will be provided based upon the floor space occupied.



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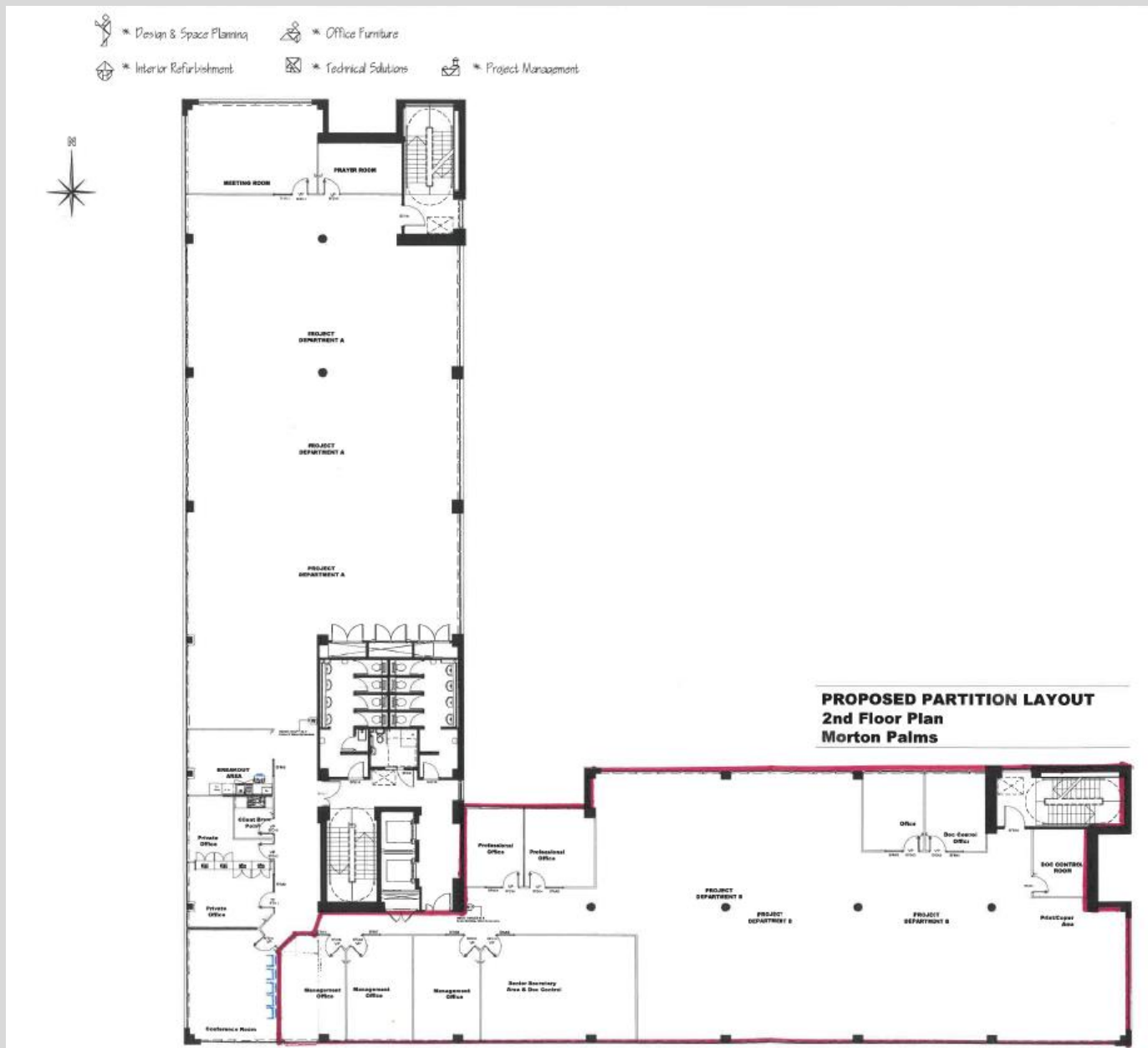
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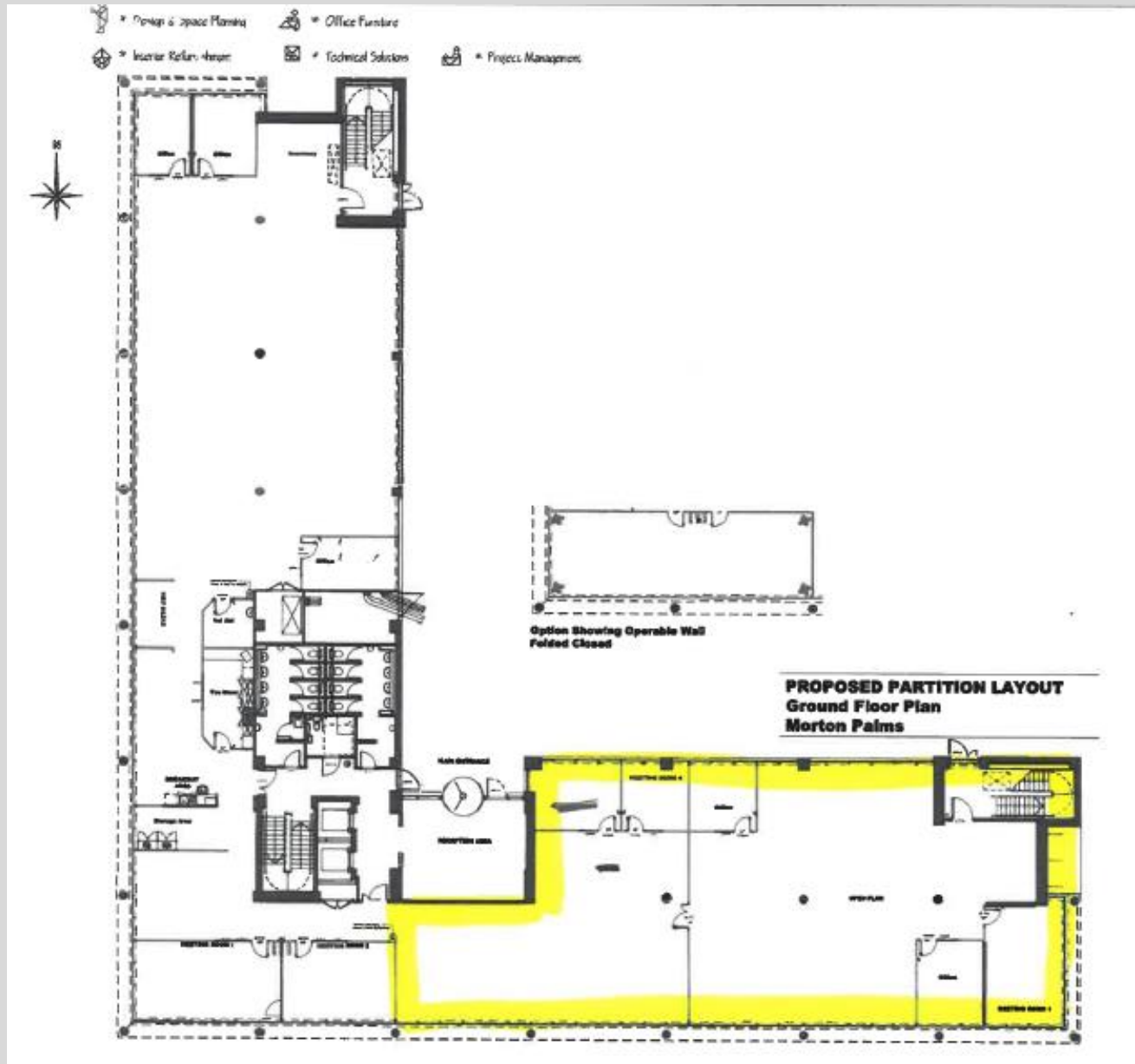
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