

**TO LET – Suites from £16,500pa plus service charge**

**2 x First Floor Suites, Oakwood House**

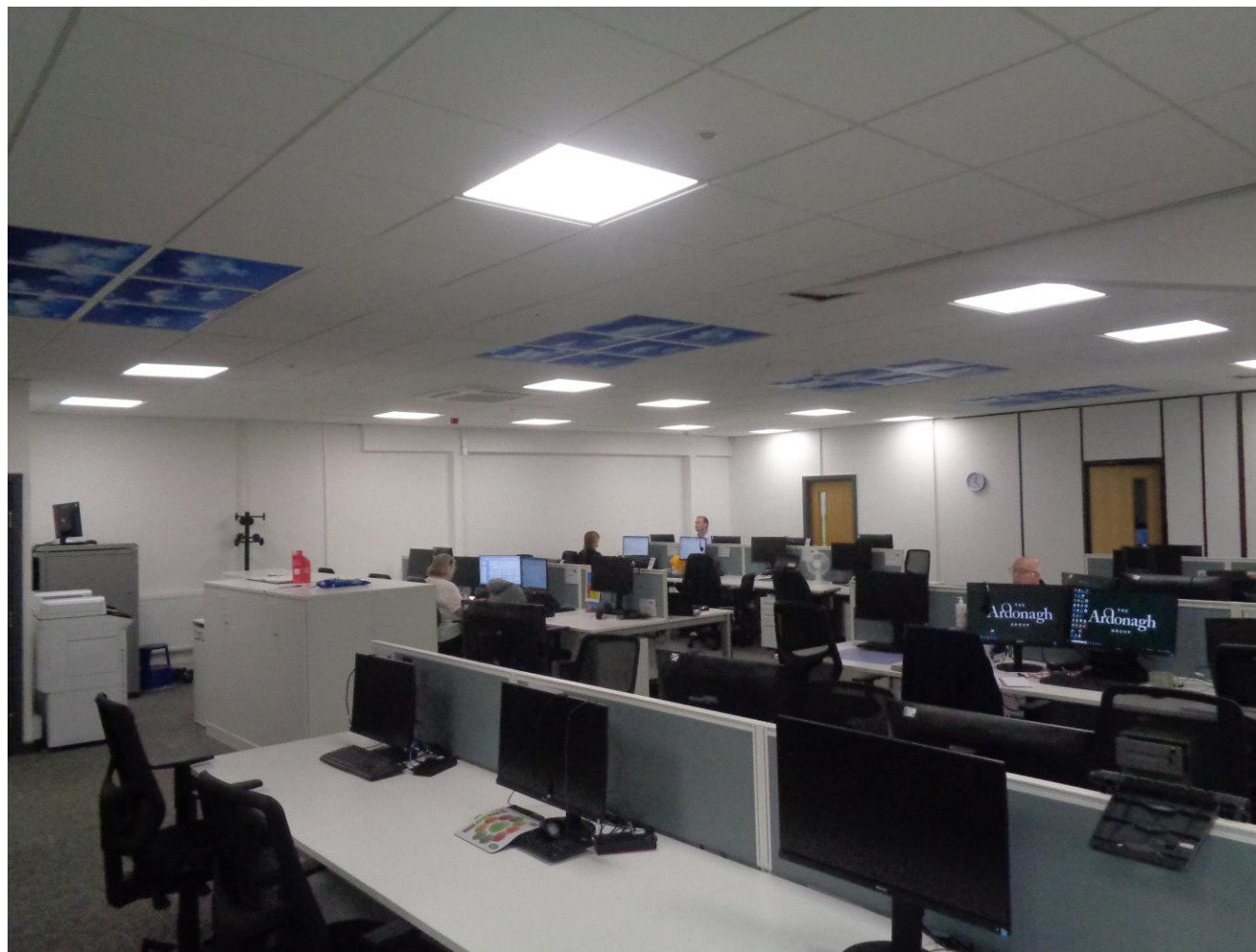
**Darlington, DL1 1LA**

**Versatile Office Suites with A/C and Parking – From 2,345 - 4,889sq.ft.**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The office suite forms part of a multi let detached building on a self-contained site with dedicated car parking. Oakwood House lies adjacent to North Road (A167) and Haughton trunk road linking directly with the A66 approximately 0.5 miles from Darlington town centre. Established occupiers in the vicinity include JD Gyms and The Gym group amongst a diverse variety of other business occupiers. The location lies on the periphery of Darlington town centre and provides swift access to the inner ring road across the town. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two x first floor office suites available comprising a large open plan office with partition office/ meeting rooms and kitchenette.

The suite incorporates a suspended ceiling with integrated lighting and are heated by way of a gas fired central heating system.

There is Air Conditioning and a mag lock security access system.

The main access into the building is shared from the ground floor lobby with personnel lift and staircase to first floor. WC facilities are shared.

Externally there is marked parking for 8 cars (Suite 1) and TBC Suite 2

## TENURE

Leasehold – A new lease is available on effectively full repairing and insuring terms for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable towards common repair and upkeep.

## ACCOMMODATION

Suite	Size (sq.ft.)	Rent	Service Charge	EPC
"1"	2,544	£18,000	£5,088	C-54
"2"	2,345	£16,500	£4,690	TBC
	4,889			

*\*May be combined to suit larger requirements.*

## APPLICATION FEE

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

## COSTS

The incoming tenant will be responsible for the Landlords reasonable legal costs plus VAT.

## RATEABLE VALUE

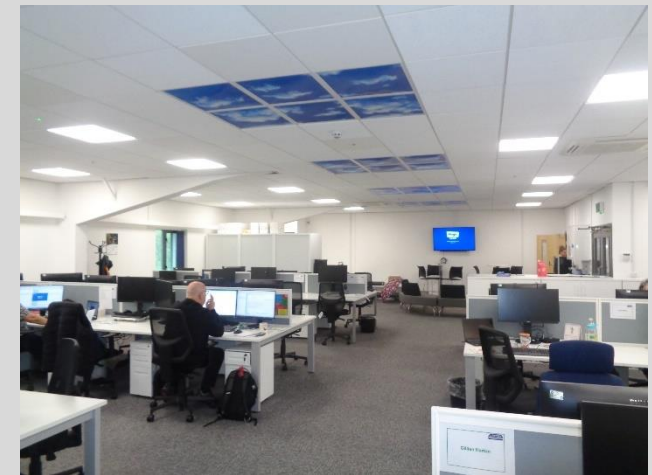
Suite 1:	£8,900
Suite 2:	TBC

## VAT

VAT is applicable to the rent and service charge.

## VIEWING

Viewings are strictly by appointment only via the agent.



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**enquiries@carvercommercial.com**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**[enquiries@carvercommercial.com](mailto:enquiries@carvercommercial.com)**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**