

TO LET - £350 per calendar month plus VAT

Old Exchange, Darlington, Co. Durham, DL3 7DR

Town Centre Single Office Suites with Parking: 160-196sq.ft.

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*Imposed Signage to be installed shortly (May 2024)

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SITUATION/LOCATION

The Old Exchange lies adjacent to Duke Street and Larchfield Street in the heart of Darlington town centre. Occupiers in the Old Exchange include NHS Property Services and Learning Curve amongst a diverse variety of local businesses. Wider commercial amenities are available in close proximity and commercial occupiers in the vicinity include Greggs, Savers and Taylors among others. The location provides swift access to the A167 (North Road) and B6279 (Haughton Road) linking conveniently with the A1(M) and A66 across the wider region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two single office suites available with access to shared reception/breakout area, kitchen and wcs.

Each office benefits from parking for one car.

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.

Rents are inclusive of the tenant's contribution to utilities and service charge.

ACCOMMODATION

Meeting Room 1	196sq.ft.	£350pcm
Meeting Room 2 - LET	160sq.ft.	£350pcm

RATEABLE VALUE

TBC

VAT

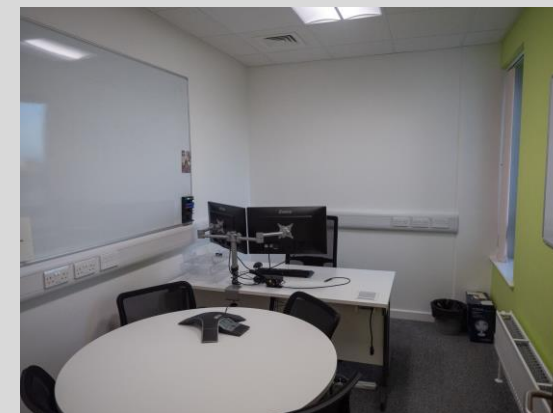
VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-94



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

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