

TO LET – From £21,000 per annum plus service charge

**First Floor, Old Exchange, Darlington, Co.
Durham, DL3 7DR**

First Floor Offices with Generous Parking – Suites from 2,000 - 5,967sq.ft.

CARVER

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CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



*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

First floor office suite comprising a range of open plan office areas, meeting rooms/ managers offices and male, female and accessible wcs.

Specification includes:-

- Ceiling mounted electrical heating and cooling
- Data trunking with Cat 5 cabling and networking throughout
- Suspended ceilings with integrated LED lighting
- 24 Car Parking Spaces

TENURE

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

The property is available from 20th July 2024.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information can be provided by the Agent.

ACCOMMODATION

| | | |
|-------------------|-------------|-------------|
| Net Internal Area | 554.35sq.m. | 5,967sq.ft. |
|-------------------|-------------|-------------|

Suites are available from 2,000sq.ft. – 5,967sq.ft. and can be tailored to suit occupier requirements. (Parking 1:253sq.ft.)

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

£50,000 (to be re-assessed if floor plate split)
Interested parties are advised to direct further enquiries with respect to rates to the Local Rating Authority.

VAT

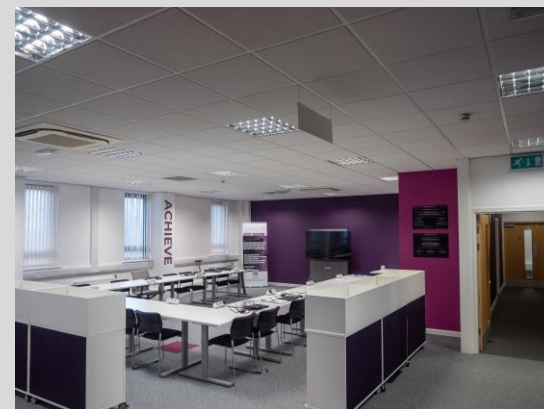
VAT is applicable to the rent.

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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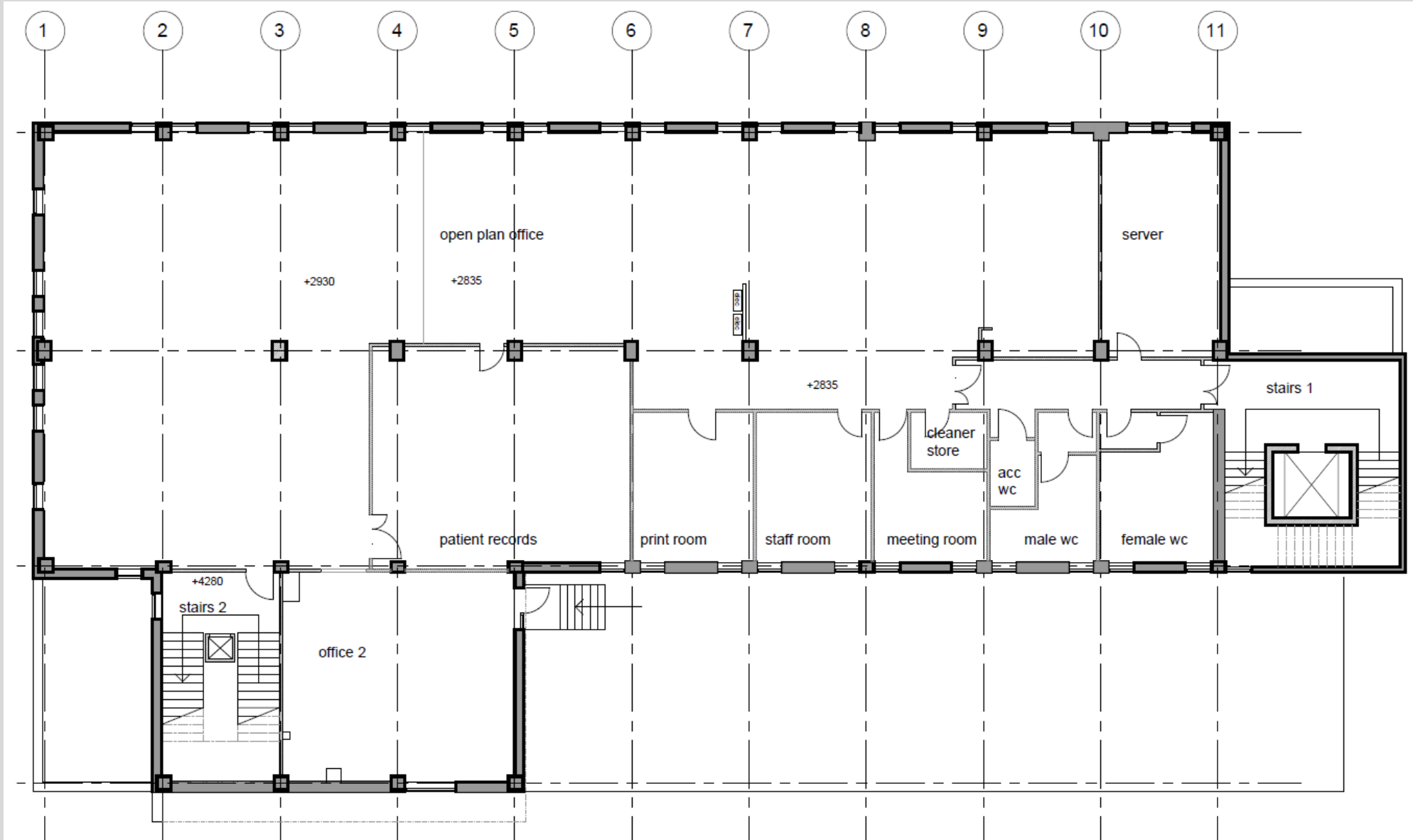
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(Agents Note: server room not included)

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