

TO LET - £12,500 per annum, exclusive

**191 Northgate, Darlington, Co. Durham,
DL1 1UB**

Two Storey Offices with 8 Parking Spaces – 1,127sq.ft.

CARVER

COMMERCIAL

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SITUATION/LOCATION

The property lies adjacent to Northgate (A167) on the periphery of Darlington town centre amongst a diverse variety of business occupiers including Papa Johns, Machine Mart and a number of established local businesses. The location links swiftly with the town centre inner ring road in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey office premises of traditional brick construction held under a hip pitched tile covered roof.

The property provides a large open plan office with cellular office, kitchen and wc on the ground floor. There are three offices on the first floor.

The offices are heated by way of a gas fired central heating system and incorporate UPVC double glazing.

Externally there is parking for approximately 8 cars via a secure electric gate.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Ground Floor: 54.41sq.m. (586sq.ft.)

First Floor: 50.23sq.m. (541sq.ft.)

Net Internal Area: 104.64sq.m. (1,127sq.ft.)

COSTS

Each party shall be responsible for their own legal costs incurred within 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

TBC

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



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

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