



**TO LET**

# 6 HOUNDGATE

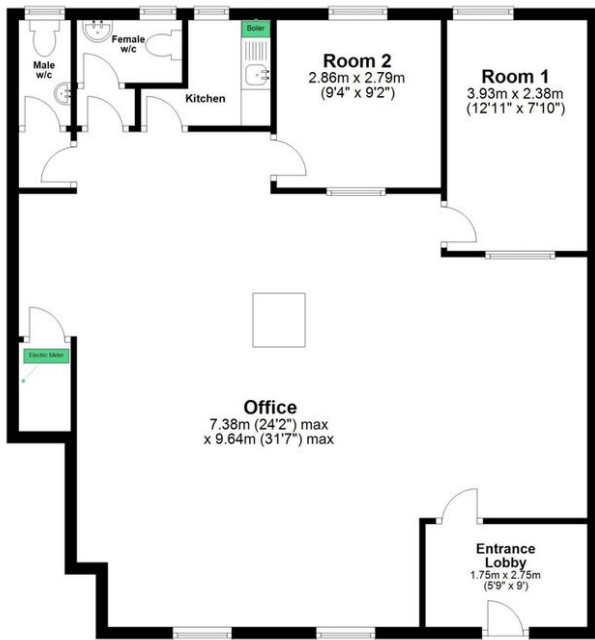
**DARLINGTON, DL1 5SZ**



- **Town Centre Location close to High Row**
- **East Coast Mainline station short walking distance**
- **DL1 Leisure Complex and Premier Inn close by**
- **Open plan ground floor suite**
- **Dedicated kitchenette and w/c facilities**
- **Car parking and 24/7 access**

**GROUND FLOOR OFFICE SUITE**

**904 sq ft (84 sq m)**



## TRAVEL DISTANCE

Place	Miles	Time	Transport
A1 (M) via A66	4	8 mins	Car
Middlesbrough	16	24 mins	Car
Newcastle upon Tyne	37	50 mins	Car
London, Kings Cross		2 hrs 56 mins	Train

Source: theAA.com

# 6 Houndgate

6 Houndgate, Darlington



## LOCATION

Houndgate lies adjacent to High Row and Grange Road/ Blackwellgate in the heart of Darlington town centre on the periphery of The Imperial Quarter the towns boutique retail, leisure and professional quarter. Occupiers in the vicinity include HM Treasury, The Department for International Trade and House of Fraser amongst a diverse variety of independent businesses. All town centre amenities are within convenient walking distance including DL1 Leisure complex incorporating Vue, Premier Inn, Nandos, Bella Italia and Tomahawk among others. Darlington Mainline Railway Station is within a short walking distance and a number of public and private car parking facilities are available closeby including Beaumont Street multi-storey car park directly adjacent (contract parking available via the Local Authority).

## SPECIFICATION

- Own Front Door
- Entrance lobby with glazed panel
- Gas fired central heating
- Flat panel LED lighting
- Carpetted
- Open Plan plus 2 private offices
- Dedicated Kitchenette and 2 x w/cs
- EPC - C 57

## DESCRIPTION

A ground floor office suite with own front door from Houndgate, set out as open plan office with two private offices / meeting rooms off and with dedicated kitchenette and w/c facilities. The suite has recently been upgraded with flat panel recessed LED lighting and is idependently centrally heated from a gas fired boiler. The offices are carpeted through out with vinyl floor coverings in the ancillary areas.

## TERMS

A range of internal repairing and insuring tenancies are available subject to a minimum length of 3 years with break clauses on terms to be agreed.

Rent and service charge on application to the Joint Agents.

## RATEABLE VALUE

The property is recorded in the current ratings list from 1st April 2017 at £8,900

## VIEWING / FURTHER INFO

Accompanied viewings by ap



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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