

# STUART EDWARDS

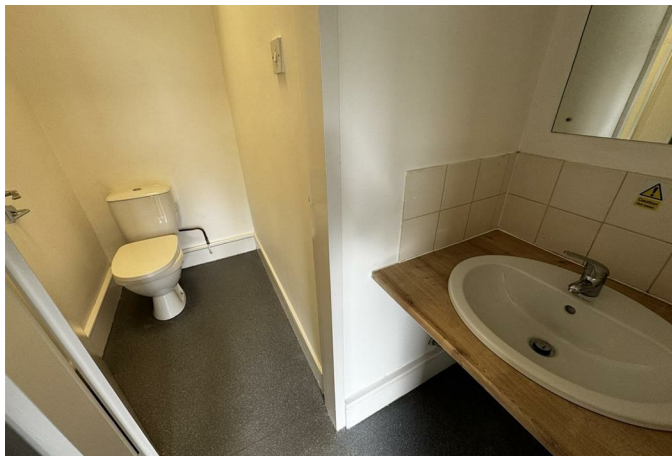


## Morton Road , Darlington DL1 4PT

- Key Darlington Trading Estate
  - Office Building
  - Networking Facilities
  - Staff Amenities
  - Air Conditioning
- Excellent Road Links
  - Parking
  - Reception Area
  - Gas Central Heating

Offers In The Region Of £260,000





#### **FULL DESCRIPTION**

The premises are situated within the Yarm Road Business Park, which is one of the key trading estates in Darlington. In recent years, this estate has gained popularity due to a combination of new developments that offer a variety of accommodations to meet the needs of most commercial property sectors.

The estate has become favoured because of its close proximity to the A66, which offers excellent connections to Teesside, as well as the region's major highways, the A19 and A1(M).

The premises consist of a single-storey brick office building that features a blend of open-plan and partitioned offices, along with an entrance/reception area and staff amenities. The premises are equipped with suspended ceilings, perimeter trunking with networking facilities, double glazing throughout, air conditioning unit, gas fired central heating, large carpark,, secure padlocked gates, CCTV and alarm.

The office be divided up into two separate spaces to benefit from small business rate relief.

#### **RECEPTION**

Double glazed entrance door, suspended ceiling with lighting and double radiator.

#### **MENS TOILET**

Radiator, vinyl flooring, urinal, w.c, two wash hand basins and splashbacks.

#### **WOMENS TOILET**

Vinyl flooring, w.c, sky light, wash hand basin and tiled splashbacks.

#### **MAIN OFFICE AREA**

5 x double radiators, sky light, networking cabinet, utility area, suspended ceiling with lighting and storage cupboard with electric hot water tank.

### MEETING ROOM

Suspended ceiling with light, double radiator and sky light.

### CONFERENCE ROOM

Double radiator, suspended ceiling with lighting and fire exit door to rear of property.

### UTILITY

Floor and wall units, laminate worktops, sink and drainer unit with boiling water tap, tiled splashbacks.

### RECEPTION ROOM 2

2 x double radiators, suspended ceiling with lighting and fire exit door to carpark.

### MEETING ROOM 2

Double radiator and suspended ceiling.

### MEETING ROOM 3

Double radiator and suspended ceiling.

### BOILER ROOM

Housing floor standing gas fired boiler

### EXTRAS

Double glazing throughout, air conditioning unit, gas fired central heating, large carpark, shipping container for additional storage. Office be divided up into two separate spaces to benefit from small business rate relief. Secure padlocked gates, CCTV, internal networking system and alarm.

### EPC.

EPC Rating - B  
EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2299-2293-9080-1985-6379>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any

of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: Exempt**  
**EPC Rating: B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.