

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



Council Tax Band: Exempt
EPC Rating: B

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>

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

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.

