

TO LET - £12,000 per annum, exclusive plus service charge

**Ground Floor Suite, Barnet House
Dudley Court, Darlington, DL1 4GG**

Ground Floor Office Suite with Parking – 1,486sq.ft.

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SITUATION/LOCATION

The property is situated in Dudley Court adjacent to Lingfield Way within Yarm Road Business Park which lies approximately 3 miles east of Darlington town centre. Yarm Road Business Park and incorporates a diverse variety of commercial occupiers including Darlington Building Society, Mears PLC, Northgate Vehicle Hire and EE together with a range of other businesses. The location affords swift access to A66 and A1M in turn providing access to the surrounding Tees Valley. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Ground floor office suite available within this semi-detached modern office premises.

The accommodation is predominantly open plan incorporating two partition office/meeting rooms. The offices are finished to a modern specification incorporating a gas fired central heating system, sealed unit double glazed windows and suspended ceilings. There are male, female and disabled wc within the entrance lobby.

The offices are served with a private super-fast internet lease line which is available for connection by negotiation.

Externally there is parking for five cars.

TENURE

Leasehold

LEASE TERMS

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

SERVICE CHARGE

There is a service charge payable towards communal repair and upkeep
Service charge - £2psf per annum

ACCOMMODATION

The accommodation briefly comprises:-

NIA Offices	135.44sq.m.	1,457sq.ft.
Kitchen	2.71sq.m.	29sq.ft.
Net Internal Area	138.15sq.m.	1,486sq.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

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £8,000. The property falls within the threshold for small business relief and eligible occupiers should benefit from full ratings relief. Interested parties are advised to direct further enquiries to the Local Authority.

VAT

We are advised by our client that VAT is applicable

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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