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CARVER
COMMERCIAL
CHARTERED SURVEYORS
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TO LET

Versatile Office Accommodation
Oakwood House, Eastmount Road, Darlington,
DL1 1LA

Two First Floor Suites Remaining
630sq.ft. and 1,854sq.ft.

Asking Rent £5.00 per square foot, exclusive, plus
service charge £1.25 per square foot



SITUATION/LOCATION

The offices are situated within an established commercial location and form part of a modern building incorporating A E Burt and Company on the ground floor. Darlington town centre lies approximately 0.9 miles distant.

PREMISES

The accommodation comprises first floor open plan office space with some partition areas, access to the first floor is via a shared lift. The accommodation incorporates gas fired central heating, suspended ceilings and is well equipped to accommodate IT installations and telecommunications. Shared male and female WC facilities.

ACCOMMODATION

The first floor accommodation incorporates kitchen facilities, male and female wcs and disabled wc.

Suite 1	630sq.ft.
Suite 2	1,854sq.ft.

GOOD ON SITE PARKING FACILITIES

TENURE

Leasehold

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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

To be re-assessed.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon.

Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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