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TO LET

**Single Storey Modern Refurbished Office Building
With good on site shared parking facilities**

**Lakeland Estates Business Park, Faverdale North,
Darlington, DL3 0PX**

Total Net Internal Area 212sq.m. (2,283sq.ft.)

Asking Rent £15,000 per annum



SITUATION/LOCATION

The Business Park is situated within the established commercial trading location of Faverdale approximately 2 miles north of Darlington Town Centre. The Park is conveniently situated from Junction 58 of the A1M approximately 1.5 miles distant. Other occupiers within Faverdale include Aldi and Argos Distribution, Arriva and Capita. The offices are located near the entrance gates to the Business Park and opposite communal parking areas.

PREMISES

Single storey brick built premises under pitched tiled roof incorporating electric panel heaters and UPVC double glazing. The premises are fire alarmed and have coated office entry with spacious reception area, male and female wc facilities, staff kitchen. Floor space is presently divided into 14 office rooms with various partition walls which could be removed to create larger spaces if required. The Landlord would consider installing gas central heating if required, subject to lease terms and conditions.

External

Access to the site is via steel palisade double gates leading to communal parking areas. The offices have an external space to the rear. The site provides access 7 days per week 24 hours per day and has 24 CCTV cameras, number plate recognition and flood lighting.

ACCOMMODATION

Total Net Internal Area 212sq.m. (2,283sq.ft.)

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

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

The offices presently have individual RV's for each office as follows:-

Offices 1-2	£1,575
Office 3	£780
Office 4	£1,250
Office 5	£1,200
Offices 6-7	£2,375
Office 8	£700

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.

Office 9	£580
Office 10	£540
Office 11	£850
Office 12	£670
Office 14	£510
Office 15	£760

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.

ENERGY PERFORMANCE ASSET RATING

To be re-assessed

