

**TO LET – From £5 per square foot**

**Dr Piper House**

**King Street, Darlington, DL3 6JL**

**Offices/Clinical Space from 1,500sq.ft. to 28,500sq.ft.**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
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## SITUATION/LOCATION

Dr Piper House is situated adjacent to the town centre inner ring road (St Augustines Way) and within walking distance of Darlington town centre and all amenities. Darlington affords good transport links via North Road (A167) a main arterial road and the inner ring road linking to the regional and national motorway network. Darlington railway station is approximately 1 mile distant providing regular main line rail services London Kings Cross (2 hours 20 mins) and Edinburgh (fastest journey time approx. 2 hours) Durham Tees Valley International Airport is approximately 5.6 miles.

## PREMISES

A detached office building with accommodation arranged over 3 floors in total. The ground floor is fitted out as a medical centre with the upper floors arranged to provide versatile office space. The building benefits from a passenger lift. Externally there are 41 marked parking bays to the front with barrier access/egress. To the rear of the property is a further car park which can accommodate up to approximately 24 cars with barrier access. To the front there are three entry points to the building and there is CCTV and external security lighting.

**360 web video tour – please visit the following web link for a video tour of the property and area.**

**<https://app.box.com/s/p773dgva7rdcn54500rgk3bi/pub3ownx>**

## ACCOMMODATION

The offices provide the following accommodation and approximate dimensions:-

Ground Floor	1011.08sq.m.	10,883sq.ft.
First Floor	988.75sq.m.	10,643sq.ft.
Second Floor	644.74sq.m.	6,940sq.ft.
<b>Total NIA</b>	<b>2,644.6sq.m.</b>	<b>28,466sq.ft.</b>

## TENURE

Leasehold

## LEASE TERMS

Ground floor £10 psf  
Upper floors £5 psf

### Service Charge

A service charge is payable for maintenance of external parts, common areas and building insurance @ £1.75p psf.

New leases are available on effectively full repairing and insuring terms.

## COSTS

Each party will be responsible for their own legal costs.

## RATEABLE VALUE

The Valuation Office Agency website presently lists the rateable value for the whole property with effect from April 2017 at £168,000.

Note – the letting of parts will require re-assessment in respect to rateable values.

## 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.

## ENERGY PERFORMANCE ASSET RATING

The building presently has an EPC rating of D-100.

## VIEWING

Strictly by appointment only through joint agents.

Julie Wallin - Chris Farlow  
Carver Commercial  
01325 466945



Andrew Wilkinson  
Tim Carter  
Connect Property  
01642 602001



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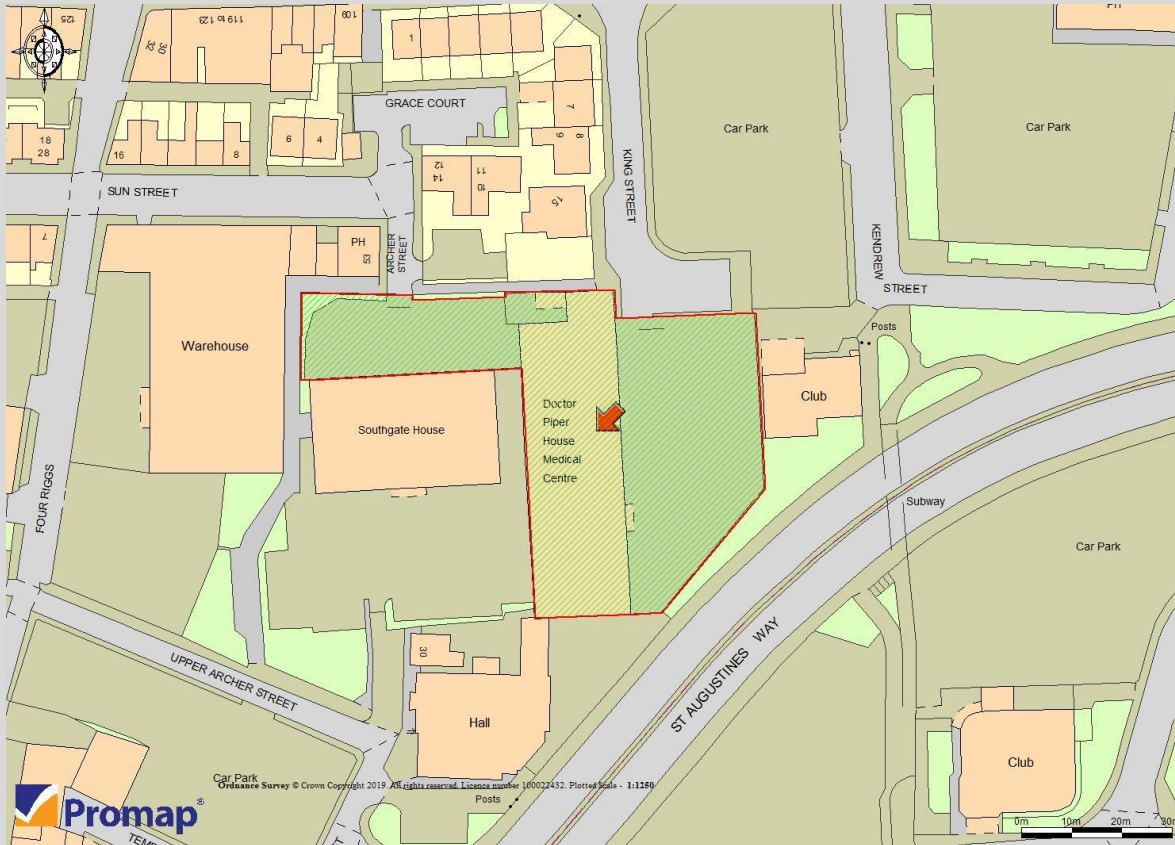
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