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CARVER
C O M M E R C I A L
CHARTERED SURVEYORS
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TO LET

Leasehold

Period offices with parking

165 Grange Road, Darlington, DL1 5NT

**Suites from approx. 820 - 2,104sq.ft.
Rents from £7,500 per annum, exclusive**



SITUATION/LOCATION

The property is situated adjacent to Majestic Wine on Grange Road, an arterial road on the southern fringe of Darlington town centre. The location is densely populated incorporating residential dwellings together with established businesses including Sainsburys Food and Fuel Store and Esso. All town centre amenities within convenient walking distance and Darlington mainline railway station is approximately 500m in distance. The location affords swift access to the A66 into the surrounding Tees Valley together with access north and south bound via the A1(M).

PREMISES

Three storey period office premises of traditional brick construction under a pitched and slate tile covered roof. There is a two storey extension at the rear providing additional offices together with a basement. The property incorporates a gas fired central heating system, fitted carpets and traditional features throughout together with Kitchen/ WC facilities. There is an enclosed yard at the rear. If occupied as a whole parking is available at the front of the property for 2 cars. On street parking is available in the vicinity.

ACCOMMODATION

The accommodation in it's entirety briefly comprises:-

Lower Ground Floor

17.09sq.m. (183.89sq.ft.)

Ground Floor

3 offices 82.39sq.m. (886.52sq.ft.)

First Floor

3 offices 87.46sq.m. (941.07sq.ft.)

Second Floor

25.69sq.m. (276.42sq.ft.)

Net Internal Area 212.63sq.m. (2,287.9sq.ft.)

Rent £15,000 per annum, exclusive

SUITES AVAILABLE

The property may be occupied as a whole or in parts with access to shared kitchen/ WC facilities:-

Ground/ Lower Ground Floor Suite (excl front office):-
820sq.ft. **£8,500pa**

Upper Floors:-
1,217.49sq.ft. **£7,500pa**

TENURE

Leasehold

LEASE TERMS

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

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

We understand from our investigations on the Valuation Office website that the property is listed in the current rating list with effect from 01 April 2017 at £8,000. Small business relief should be available to eligible occupiers. Interested parties should take up further enquiries with the Local Authority.

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

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