

**TO LET - Refurbished town centre offices**

**Alton House, Grange Road  
Darlington, DL1 5NA**

**Various Office Suites from £150 per calendar month (plus VAT)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



[www.carvercommercial.com](http://www.carvercommercial.com)

## SITUATION/LOCATION

The offices are situated on the first floor of this attractive office premises nestled above Grange Road within the heart of the Imperial Quarter in the West End of Darlington town centre. The Imperial Quarter is a desirable destination in the town incorporating a number of boutique businesses including retailers, cafes and eateries. Established occupiers in the vicinity include Laura Ashley, Seymours Home and Geoffrey Gillow among others. All other town centre amenities are within convenient walking distance including Feethams Leisure Complex home to Nandos, Bella Italia, Vue Cinema and Premier Inn. Darlington mainline railway station is approximately one mile distant.

## DESCRIPTION

Various office suites available situated on the first floor with the benefit of gas fired central heating and shared amenities. The offices have been recently refurbished and may suit a variety of commercial uses subject to any necessary statutory consent's.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on internal repairing and insuring terms for a minimum initial commitment of 12 months.

## COSTS

The incoming tenant is responsible for the Landlord's reasonable legal costs plus VAT incurred in relation to the preparation of the lease.

## ACCOMMODATION

The accommodation briefly comprises:-

104	71sq.ft.	Rent £150 PCM
106	365 sq.ft.	Rent £395 PCM
107	198sq.ft.	Rent £350 PCM

Rents are inclusive of tenant's contribution to gas, water, electricity, insurance and communal cleaning.

## 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. Tenants are responsible for their own ratings liability however it is anticipated that the suites will fall within the threshold for small business relief.

## VAT

Rents are subject to VAT

## VIEWING

Strictly by appointment only through agents.



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**