

TO LET – RENT £10.50psf + Service Charge

**THE OLD EXCHANGE, BARNARD HOUSE,
BARNARD STREET, DARLINGTON, DL3 7DR**

Modern Grade A Offices with Generous Parking Provision

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION

The offices are centrally located in Darlington town centre adjacent to Duke Street, a popular commercial thoroughfare incorporating a diverse variety of businesses consisting of professional services, estate agents, solicitors, retailers and bars/ eateries. Commercial occupiers on Duke Street include Sainsbury's Local, Saks Hair and Beauty, Stan Seaton Photography and Stable Hearth Pizzeria and Enoteca among others. All other town centre amenities are within convenient walking distance including the £30mil DL1 Leisure Complex (formerly Feethams) incorporating Nandos, Bella Italia and Vue multiplex Cinema. The location affords swift access to the town centre inner ring road and there are a number of public and on street car parking facilities close by.

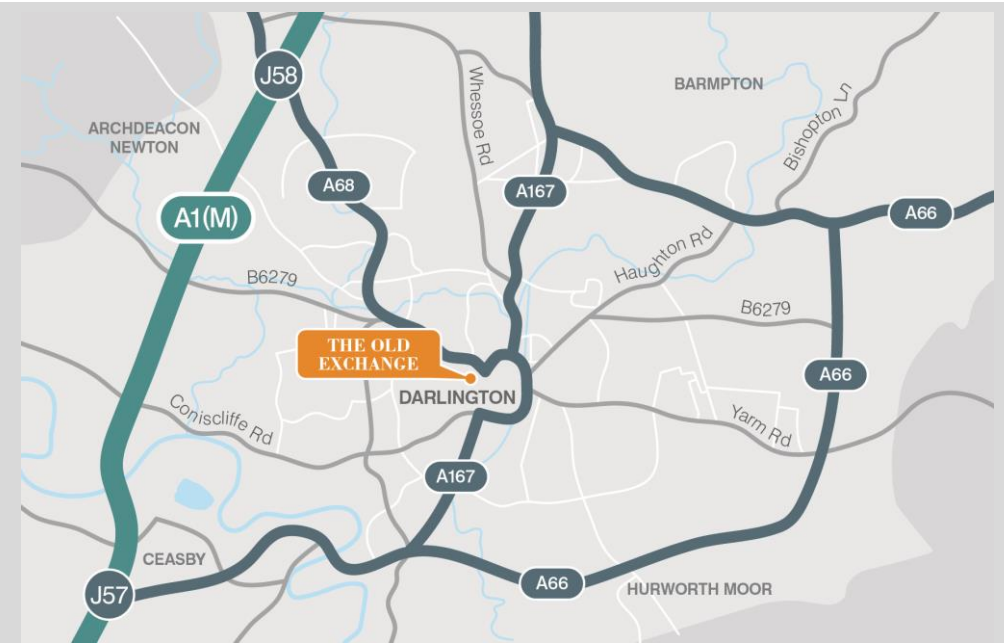
LOCATION

Darlington is a poplar market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham, 30 miles south of Newcastle and 50 miles north of York.

Darlington benefits from excellent transport links across the region with swift access to the A66, A1(M) and A19.

The town is well served by the national rail network sitting on the East Coast Mainline – fastest journey times - London Kings Cross 2h20m. Edinburgh 2h (approx.).

Teesside International Airport lies approximately 5 miles from Barnard House providing a range of commercial and domestic international flights with services expected to increase through the recent majority share public acquisition through the Tees Valley Combined Authority. Newcastle international airport lies approximately 42 miles north (approx. 40 mins travel time) and Leeds Bradford International Airport 58 miles south (approx. 1h20 mins travel).



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.

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DESCRIPTION

Various business suites available within this detached modern Grade A Office facility incorporating:-

- Shared reception entrance
- Gas fired central heating
- Ceiling mounted electrical heating and cooling system
- Suspended ceilings with integrated lighting
- Data trunking and networking
- Sealed unit double glazing
- DDA Compliant access with lift.
- Male/ Female/ Disabled WCs

ACCOMMODATION

Ground Floor

Open plan footplate presently arranged to provide Grade A offices together with research & development/ storage space that may suit a variety of business uses:-

Suites from approx. 500 – 7,075sq.ft.

First Floor

Grade A Offices suites from approx. 2,000 – 5,977sq.ft.

Second Floor

LET – NHS Property Services

PARKING

Barnard House affords marked parking for approximately 74 cars in total. Parking will be generously allocated on a pro rata basis based on the size of the demise.



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LEASE TERMS

New leases are available on standard full repairing and insuring terms subject to upward only rent review provisions for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards communal repair, upkeep and maintenance. Further information is available from the Agent.

BUSINESS RATES

The accommodation will be reassessed for the purpose of business rates.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-94

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