

TO LET – Rents from £214 per month

Birch House

Eastmount Road, Darlington, DL1 1LA

Office Accommodation Convenient for Town Centre

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Birch House is situated just off Eastmount Road close to the town centre ring road providing excellent communication links via the A66 and A1(M). Durham Tees Valley International Airport lies approximately 4 miles to the east and the town centre mainline railway station is approximately 10 minutes walking distance.

PREMISES

Birch House is a detached office block providing self contained ground and first floor office accommodation with the benefit of car parking.

The offices are centrally heated and have shared kitchen and W.C. facilities.

TENURE

Leasehold

LEASE TERMS

A new lease for a minimum three months is available.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

CURRENT AVAILABILITY

Unit	Square feet	Rent P/A
1C	233	£2,565
1E	409	£4,490
2A	493	£4,900

We are advised that VAT is not payable on the rent. The rent includes lighting/heating/water rates/communal cleaning, car parking, security lighting and monitored building alarm.

APPLICATION FEE

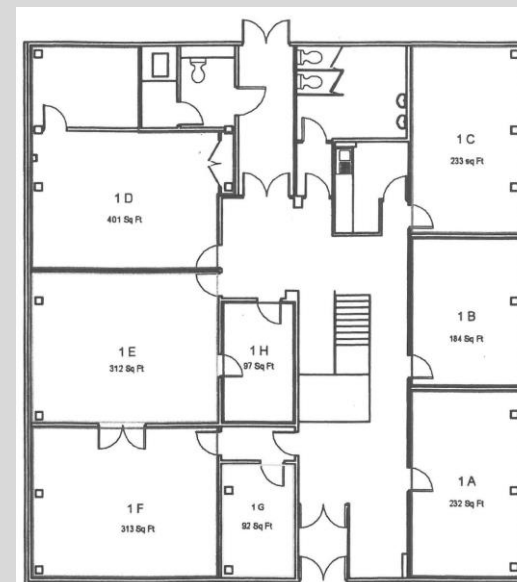
Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

VIEWING

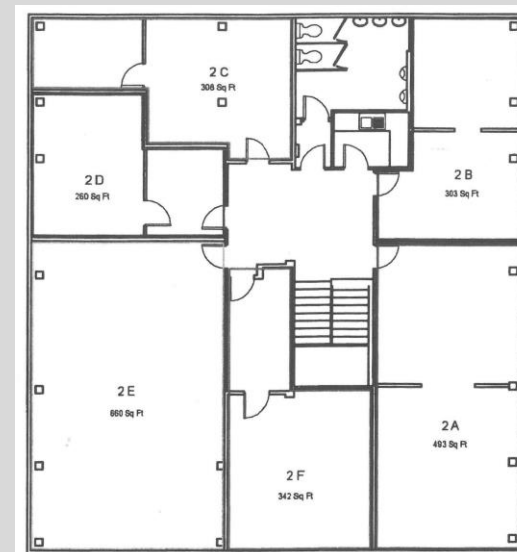
Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-116



Ground floor.



First Floor.

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

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