

**TO LET- Rent £16,500 per annum plus VAT**

**22 St Cuthberts Way  
Darlington, DL1 1GB**

**Town Centre Offices with Parking**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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



## SITUATION/LOCATION

The property commands an excellent position fronting the town centre inner ring road within a small modern development of similar offices. All town centre amenities are within convenient walking distance including Darlington main line railway station. Darlington town centre has undergone considerable development within the last two years including the relocation of Department for Education offices adjacent to the town hall, and the CPI National Biologics Manufacturing Centre at Central Park. Feethams Leisure development incorporating Vue Cinemas, Premier Inn and a variety of national eateries are all within a short walking distance.

## PREMISES

Modern two storey offices constructed late 1980s of traditional brick construction under a pitched and tile covered roof.

The offices are fitted to a modern specification comprising open plan office space with one partition office on the ground floor together with kitchen and male and female wcs. The first floor is arranged to provide an open plan office space with two glass partition office/ meeting rooms, kitchen and male and female wcs.

The offices incorporate sealed unit aluminium framed windows, fire alarm, security alarm and are heated by way of a gas fired central heating system. Externally there is car parking for five cars.

## TENURE

Leasehold

## ACCOMMODATION

The accommodation briefly comprises:-

| <u>Ground Floor</u> |                    |                    |
|---------------------|--------------------|--------------------|
| Offices NIA         | 73.67sq.m.         | 793sq.ft.          |
| Store Cupboard      | 2.3sq.m.           | 25sq.ft.           |
| <u>First Floor</u>  |                    |                    |
| Office NIA          | 75.65sq.m.         | 814sq.ft.          |
| Kitchen             | 3.25sq.m.          | 35sq.ft.           |
| <b>Overall NIA</b>  | <b>154.87sq.m.</b> | <b>1,667sq.ft.</b> |

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## COSTS

The incoming tenant will be responsible for the client'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

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £15,000.

## 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-93



**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**