

**TO LET**

# **Enterprise House Valley Street North, Darlington, DL1 1GY**

**Office Suites from £5 psf**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Enterprise House commands a prominent position on Valley Street North a well established commercial location incorporating a variety of occupiers including Sherwoods Vauxhall Dealership, Jewsons Builders Merchants, Speedy Hire and Smith and Allan Lubricants. Town centre amenities are within walking distance and the inner ring road is closeby affording swift access to road networks.

Darlington is one of the principle commercial and regional centres in the North East and benefits from excellent connectivity to regional and national motorways being 3 miles east of Junction 57 of the A1M providing swift access north/south and west (A66) at Scotch Corner. Darlington Railway Station is less than 1 mile distant providing regular services to London and Edinburgh via the east coast line. Durham Tees Valley International Airport is 3.5 miles to the south east providing European Passenger and Freight Services.

## PREMISES

A detached three storey office building incorporating, two storey wings and attached single storey block to the rear. Internal specification generally includes:-

- Main communal entrance with large reception area and meeting room
- Suspended ceilings
- Platform lift
- Ramped DDA Access to Main Entrance
- Cat 5 internet wiring
- Gas and Electric Heating
- 125 Car Parking Spaces within on site private car park

## ACCOMMODATION

The following suites are presently available:-

### Suite 1R

Located to the rear of the central wing of the site on the ground floor with access to car parking on the north and south side of the suite. The accommodation is predominantly open plan incorporating two partition separate offices together with kitchen and wc facilities.

Total Net Internal Area 121.5sq.m. (1,308sq.ft.)  
Rent £6,550 per annum  
Service Charge £1.70 psf

### Suite 1D

This suite is located to the right of the main foyer entrance with window frontage onto Valley Street and personal access to the rear car park. The accommodation incorporates one large open plan office together with two further partition offices, kitchen facilities, disabled wc and male wcs. A self contained unit with gas fired central heating.

Net Internal Area 117sq.m. (1,260sq.ft.)  
Rent £6,930 per annum  
Service Charge £1.70 psf

## TENURE

Leasehold

## LEASE TERMS

New lease is available on effectively full repairing and insuring lease terms.

## COSTS

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

## APPLICATION FEE

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

## RATEABLE VALUE

1R - £7,800  
1D - £7,700

## 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

1R – D-86  
1D – D-96

**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. The 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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