FOR SALE

Multi Let Office Investment

Enterprise House, Valley Street North, Darlington, County Durham, **DL1 1GY**



FOR SALE ENTERPRISE HOUSE

Darlington is one of the principle commercial and regional centres in the North East located in County Durham. It is situated approximately 33 miles south of Newcastle and 60 miles north of Leeds.

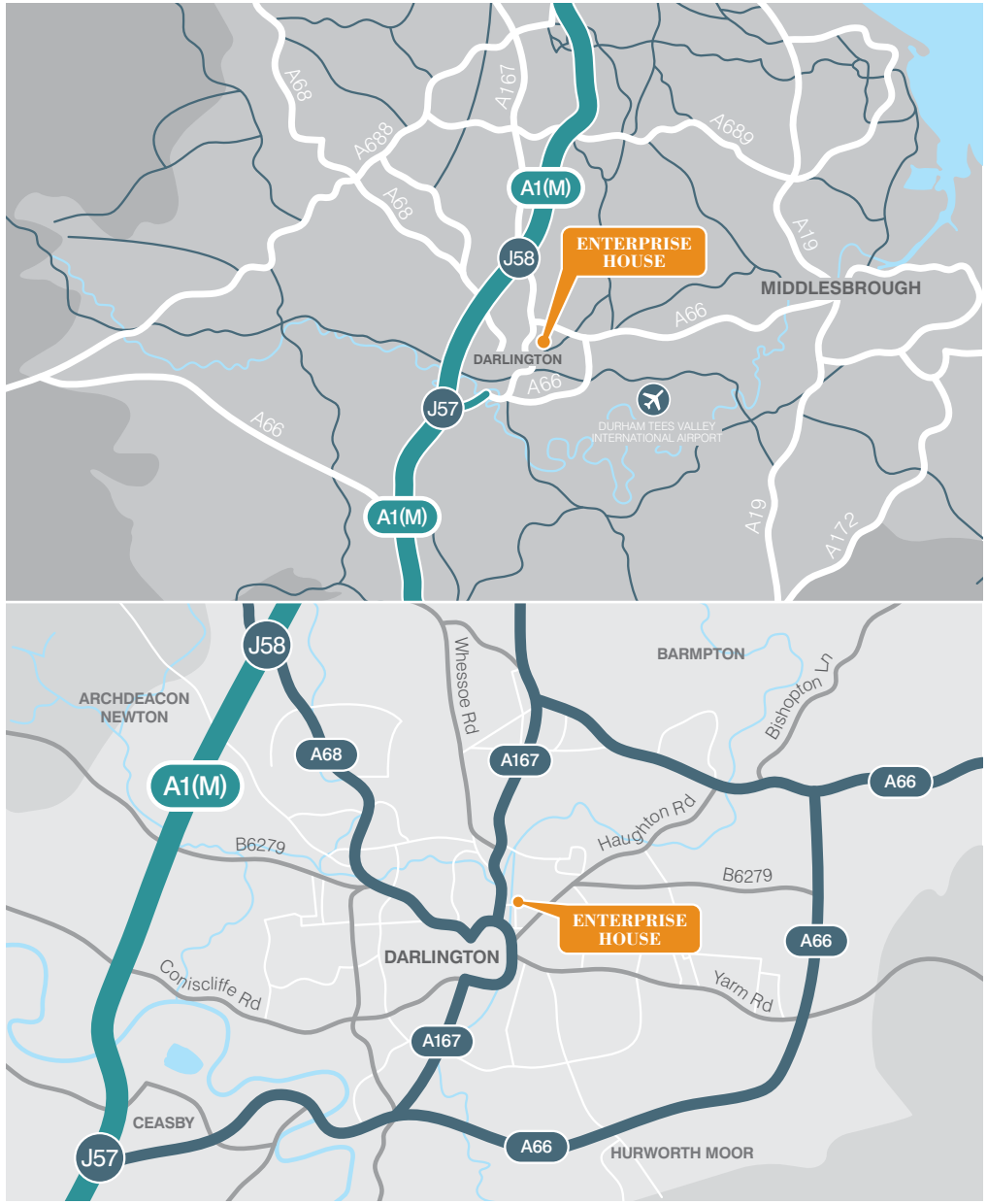
LOCATION

Darlington 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 0.8 mile distant provides regular services to London and Edinburgh by the East Coast line. Durham Tees Valley International Airport is 3.5 miles to the south east providing European passenger and freight services.

SITUATION

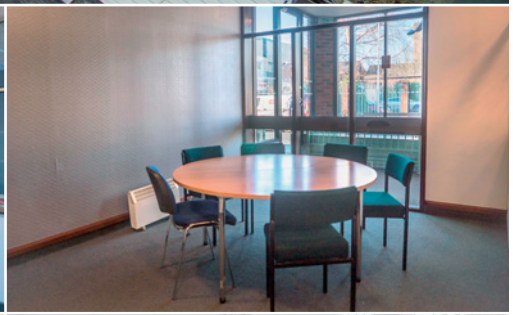
Enterprise House commands a prominent position on Valley Street North, a well established commercial location incorporating a variety of occupiers including Sherwoods Vauxhall dealership, Jewsons builders merchants, Speedy Hire and Smith and Allan lubricants. Town centre amenities are within walking distance and the inner ring road is close-by affording swift access to road networks.



FOR SALE ENTERPRISE HOUSE











DESCRIPTION

Detached three storey office building incorporating 2 two storey wings and attached single storey block to the rear. Constructed during the 1970s, the main building is of brick construction with reinforced concrete under felted flat roofs.

The single storey block is of brick construction under pitched corrugated profile metal sheet roofs. The buildings have double glazed windows.

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 to each unit
- 125 car parking spaces within on site private car park

ACCOMMODATION

28 office suites on site
Total NIA approximately 4180 sqm (45,000 sqft)

Site Area 1.866 acres (0.755 hectares)
Measured from Promap Mapping Services

RATES

Suites are individually rated, a summary is available upon request.

EPC

EPC ratings range between D82 and E118.
Certificates available upon request.

TENURE

Freehold.

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INVESTMENT SUMMARY

- 93% occupancy*
- Presently 23 tenants including the following companies:-
  - > Vortex Global
  - > Lintec
  - > Working Links
  - > Royal Voluntary Service
  - > Anglian Windows
  - > D-Tech Transformers
  - > Servoca Health Care
  - > Validair Diamond Scientific
  - > Kormag
  - > Heritage Healthcare
- Current net rental income £220,173 per annum
- Service charge payable
- Gross initial yield 11.59%
- Capital value £42.22 per square foot Tenancy schedule and lease information is available upon request

*occupancy at the date of publication of these particulars

PRICE

Guide £1.9M
There is no VAT payable on the purchase price.

CARVER COMMERCIAL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

VIEWING Strictly by appointment through Agents

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