

**TO LET – From £7,152.60 +VAT incl. of maintenance and insurance**

# **ENTERPRISE HOUSE, VALLEY STREET DARLINGTON, DL1 1GY**

**Versatile Business Suites with Parking.**

**Secure Site with Gated Access – Suites from 786 – 3,849sq.ft.**

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Enterprise House commands a prominent position fronting Valley Street North approximately 0.5 miles from Darlington town centre. Valley Street is a well-established commercial location incorporating a diverse variety of business occupiers including Sherwoods Vauxhall Dealership, Jewsons Builders Merchants, Speedy Hire, Franks The Flooring Store and Smith and Allan Lubricants amongst a diverse range of local businesses. All town centre amenities are within convenient walking distance and the location affords immediate access to the town centre inner ring road providing swift transport links across the region.

Darlington is one of the principle commercial centres in the North East and has recently attracted major employers including HM Treasury, The International Department for Trade and Amazon's Regional Fulfilment Centre.

Darlington is a popular 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 benefitting 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 distant 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

Detached three storey office premises having recently undergone a comprehensive refurbishment. Enterprise House provides a variety of self-contained business suites to suit a multitude of uses and a range of size requirements. The brief specification includes:-

- Main central communal entrance with large reception and meeting room
- Bookable meeting/ conference room with WIFI
- Secure site with electric gate access
- CCTV
- Ramped DDA access from Valley Street
- CAT5 Cabling
- Gas and electric heating (new gas boilers in most suites)
- Suspended ceilings with integrated LED lighting
- Fresh decoration and new carpets
- Platform lift
- 125 Car Parking Spaces within the on-site private car park

	Size		Inclusive Rent (PCM)	Inclusive Rent (PA)	Rateable Value	EPC
<b>1D</b>	1,476sq.ft.	Ground floor office comprising an open plan office with two partition offices/ meeting rooms and wcs.	£1,119.30 +VAT	£13,431.60 +VAT	£7,100	D-96
<b>1R</b>	1,808sq.ft.	Ground floor office suite comprising 3 offices, kitchen and wcs.	£1,371.07 +VAT	£16,452.80 +VAT	£7,200	C-68
<b>2A</b>	2,927sq.ft.	Large first floor office suite comprising a range of office rooms with wcs.	£2,219.64 +VAT	£26,635.70 +VAT	£15,500	D-83
<b>2B</b>	786sq.ft.	First floor office with kitchen and wc	£596.05+VAT	£7,152.60+VAT	£3,450	E-109
<b>2D</b>	1,871sq.ft.	First floor office suite comprising large open plan office with three partition offices/ meeting rooms, kitchen and wc	£1,418.84+VAT	£17,026.10+VAT	£10,000	C-58
<b>2G</b>	3,849sq.ft.	Large first floor office suite comprising a range of office rooms with wcs.	£2,918.83 +VAT	£35,025.90 +VAT	Rms 1-7: £7,900 Rms 8-14: £7,500	E-113
<b>3A</b>	2,539sq.ft.	Second floor office suite comprising reception entrance, one single office and large open plan office with kitchen and wc.	£1,925.41 +VAT	£23,104.90 +VAT	£9,800	C-71
<b>3B</b>	1,298sq.ft.	Second floor office suite comprising 4 offices with kitchen and wcs	£984.32 +VAT	£11,811.80 +VAT	£4,350	E-117
<b>3C</b>	1,720sq.ft.	Second floor suite comprising an open plan floor plate	£1,304.33 +VAT	£15,652 +VAT	£6,100	D-85

## LEASE TERMS

New leases are available on effectively full repairing and insuring terms for a term of years to be agreed. Rents are inclusive of the tenant's contribution to building maintenance and insurance. In addition to the rents tenant's are responsible for their own utilities, business rates (if applicable) and any other occupational costs.

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