

**FOR SALE:- Offers Over £200,000 (NO VAT)**

**First Floor, Newham House, 3 Dudley Road,  
Darlington, DL1 4GG**

**First Floor Modern Office Premises - 2,483 sq.ft.**

**Recently Refurbished with 9 car parking spaces **LONG LEASEHOLD****

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## SITUATION/LOCATION

Dudley Court lies adjacent to Lingfield Way within Yarm Business Park approximately 3 miles east of Darlington town centre. Yarm Road Business Park is Darlington's premier trading estate and incorporates a diverse variety of commercial occupiers including Amazon, Northgate PLC, Mears PLC and EE amongst a range of other established businesses. The location affords swift access to the A66 linking with the A1M within a short driving distance. Darlington is a popular is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham

## DESCRIPTION

First floor office premises comprising an open plan and versatile office suite with male and female wcs.

The suite incorporates skirt trunking, UPVC double glazing and a suspended ceiling with integrated LED lighting and is heated by way of a gas fired central heating system (two boilers).

The office has recently undergone significant refurbishment and has been finished to a good modern specification providing a turn-key opportunity. The floor plate lends itself to sub-division and there are presently two access points.

There is access to the first floor by way of a lift and there are 9 allocated car parking spaces.

The property benefits from a security shutter on the communal entrance at ground floor level.

## TENURE

The property is held long leasehold at a peppercorn rent for a term of 999 years from October 2006.

## SERVICE CHARGE

The lease does include provision for service charge at 50% (of Landlords costs) however we understand from our client that this is administered on an ad-hoc and informal basis with the ground floor occupier. We understand service charge costs to have been very minimal over recent years.

Site service charge TBC

## ACCOMMODATION

Net Internal Area | 230.76sq.m. | 2,483sq.ft.

## RATEABLE VALUE

£17,750. Interested parties are advised to direct further enquiries with respect to rates to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the sale price.

## VIEWING

Strictly by appointment only through agents.

## EPC

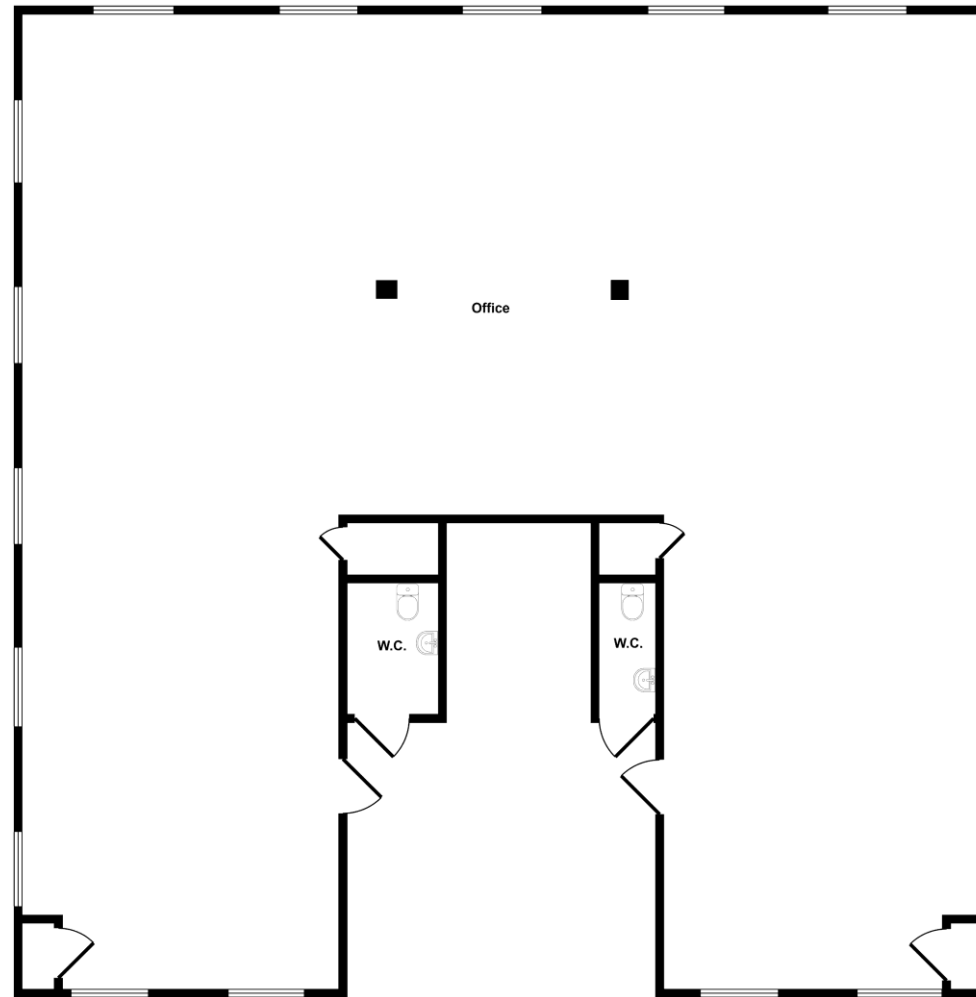
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**18 St Cuthberts Way**  
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**Telephone: 01325 466945**

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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