

**TO LET –£18,500 per annum, exclusive**

**43 Victoria Road**

**Darlington, Co. Durham, DL1 5SF**

**Stylish High Quality Town Centre Offices with Parking - 1,640sq.ft.**

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## SITUATION/LOCATION

The property fronts Victoria Road close to its roundabout with St Cuthberts Way (town centre inner ring road). The immediate vicinity incorporates a diverse variety of commercial occupiers and notable businesses closeby include Sainsburys Food and Fuel Store, Barker and Stonehouse and Royal Mail amongst a range of independent businesses including professional services, offices and shops. DL1 Leisure Complex lies adjacent incorporating Vue Cinema, Nandos and Premier Inn. All town centre amenities are within walking distance and there are several public car parking facilities available close by including Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

High quality Victorian office premises.

The lower ground floor has direct access from the car park comprising an open plan office suite with kitchen and M/F wcs.

There are two cellular offices on the ground floor together with a separate kitchen and M/F wcs across the half landing.

The first floor incorporates an attractive glass partition comprising a stylish open plan office with kitchen and wc. Each floor is of a modern specification including upgraded lighting and heated by way of independent gas fired central heating systems.

Externally there is parking for approximately 4 cars at the rear (tandem).

## TENURE

The property is available by way of a new lease drawn on full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION/ AVAILABILITY

Lower G Floor	50.58sq.m.	544sq.ft.
Ground Floor	44.63sq.m.	480sq.ft.
First Floor	57.23sq.m.	616sq.ft.
Net Internal Area	152.44sq.m.	1,640sq.ft.

## COSTS

Each party shall be responsible for their own legal and professional costs incurred within 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

£13,750.

The property presently falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

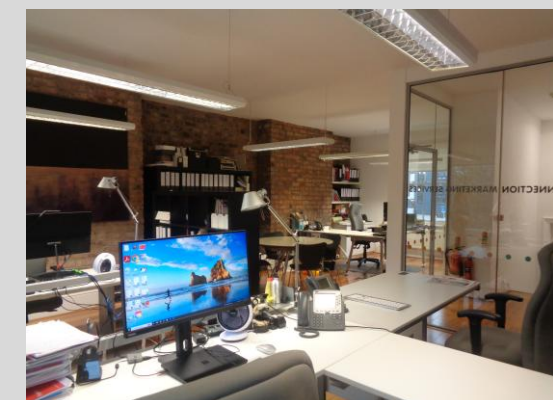
VAT is applicable to the rent

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E - 104



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**enquiries@carvercommercial.com**

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