

TO LET – Suites from £350+VAT per calendar month

Forsyth House, Woodland Road

Darlington, Co. Durham, DL3 7PL

Versatile business suites available from a single office to 527sq.ft.

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SITUATION/LOCATION

Forsyth House is a popular business centre fronting Woodland Road on the periphery of Darlington town centre. Occupiers within Forsyth House include Bupa Dental Care, Primary Health Darlington and Primary Health Care. Woodland Road is an arterial route to the town centre from the A1(M) comprising a popular commercial district incorporating a variety of established occupiers including offices, retailers and professional services. All town centre amenities are within convenient walking distance and the location affords swift access to the town centre inner ring road in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. There are a number of public and on street car parking facilities available close by.

DESCRIPTION

Versatile commercial suites available across the second floor of Forsyth House.

Each suite enjoys access to shared facilities and is equipped with fitted carpets, a suspended ceiling and LED lighting. The building is equipped with a passenger lift and a shared reception entrance.

TENURE

New leases are available for a term of years to be agreed.

Rents are inclusive of the tenant's contribution to service charge, heating, building insurance and common repair/ upkeep.

In addition to the rents tenant's will be responsible their other usual occupational costs such as phone line etc.

COSTS

Both parties shall be responsible for their own legal 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.

VAT

VAT is applicable to the rent

VIEWINGS

Strictly by appointment only through agents.

EPC

D-91



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

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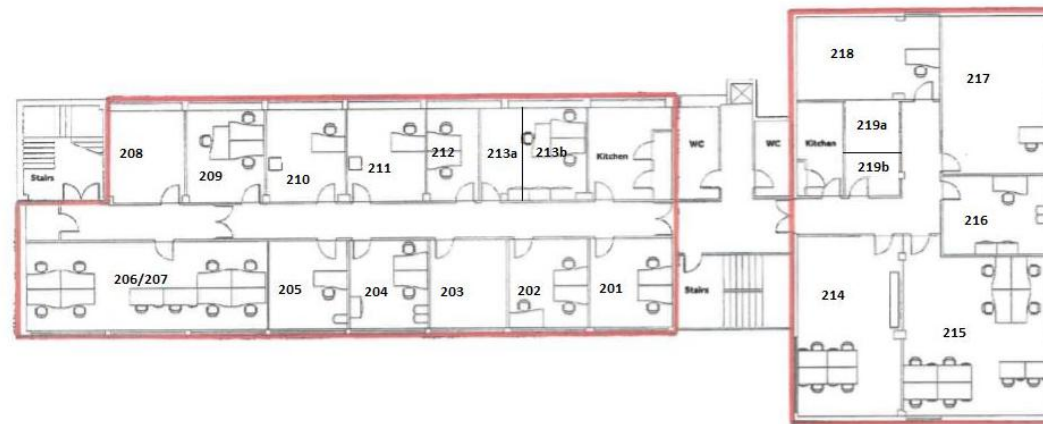
PRESENT AVAILABILITY (JULY 2024)

	DESCRIPTION	SIZE (SQFT)	RENT (PA)	RATEABLE VALUE
2nd Floor				
213B	Single office	113	£4,200	TBC
211 – 213 - LET	Two x inter-connecting office rooms May be sub-divided to suit smaller requirements	414	£6,900	TBC

Agents Note: both suites may be combined to provide a single floor plate extending to 527sq.ft.

FLOOR PLAN

SECOND FLOOR PLAN, FORSYTH HOUSE



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