

TO LET – Suites from £12,000pa plus service charge

**Barnet House, Dudley Court,
Darlington, Co. Durham, DL1 4GG**

Modern office suites from: 1,023sq.ft. – 5,001sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

Dudley Court lies adjacent to Lingfield Way within Yarm Road 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 providing good road access across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Detached modern office premises providing suites from 1,023 – 5,001sq.ft.

Each suite provides open plan and versatile office accommodation incorporating a number of partition office/ meeting rooms and kitchenette that may suit a variety of business uses.

The offices incorporate suspended ceilings with integrated lighting and are heated by way of a gas fired central heating system. The offices are finished to a modern specification incorporating sealed unit double glazed windows and a passenger lift.

There are shared male, female and disabled wcs on each floor.

TENURE/ LEASE TERMS

Leasehold. A new lease is available on effectively full repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

There is a service charge payable towards communal repair and upkeep. Further information shall be provided by the Landlord.

ACCOMMODATION

			Rent	Parking
GF LHS	95.03sq.m.	1,023sq.ft.	£12,000	4
GF RHS	134.97sq.m.	1,453sq.ft.	£15,000	4
FF LHS	137.69sq.m.	1,482sq.ft.	£15,000	4
FF RHS	96.92sq.m.	1,043sq.ft.	£12,000	4

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

The suites require re-assessment for the purpose of business rates. Current ratings obtained via VOA:-

GF EW:	£7,800
GF WW:	£10,000
Pt FF:	£1,575
Pt FF:	£10,750
Pt FF:	£1,650
Pt FF:	£3,600

VAT

VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



**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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS