

TO LET – Rents from £5,400 Per Annum (Inclusive of utilities)

15 Victoria Road, Darlington, Co. Durham

DL1 5SF

Versatile Commercial Suites from 282 – 841 sq.ft.

1 Parking Space available with the FF Suite

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SITUATION/LOCATION

The offices front Victoria Road, an arterial route through Darlington town linking with the A66 and A1(M). Victoria Road lies in Darlington town centre amongst a diverse range of established occupiers including Sainsburys Food and Fuel Store, Sanders Swinbank and Freeman Johnson among others. The property lies on the periphery of the Imperial Quarter (Grange Road), the towns boutique eating, retail and dining quarter. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Recently refurbished versatile ground floor and first floor suites are available within this attractive period premises comprising a ground floor room and three first floor rooms and access to communal WC facilities.

There is a water supply to both the ground floor suite and two water supplies to the first-floor suite.

There is parking for one car at the rear.

TENURE

Leasehold

LEASE TERMS

A new lease is available on internal repairing and insuring terms for a term of years to be agreed. The rent is inclusive of the tenant's contribution towards fair usage of utilities and buildings insurance.

(Business Rates excluded if applicable)

ACCOMMODATION

The accommodation briefly comprises:-

<u>Ground Floor</u>			RENT
One Room	26.22sq.m.	282sq.ft.	£5,400
<u>First Floor</u>			
Three Rooms (1 parking space)	51.94sq.m.	559sq.ft.	£10,200

COSTS

Each party are responsible for their own legal fees 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

Ground floor - £2,850

First floor - £5,500

VAT

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D - 91



18 St Cuthberts Way
Darlington,
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