



TO LET

HOUNDGATE/BEAUMONT STREET

DARLINGTON DL1 5SZ



- **Town centre location**
- **Dolphin Centre and market Square within short walking distance**
- **Regional bus and national/regional rail services nearby**
- **Parking on site and within adjacent public multi-storey**
- **Kitchen facilities in all offices**
- **Gas fired central heating**

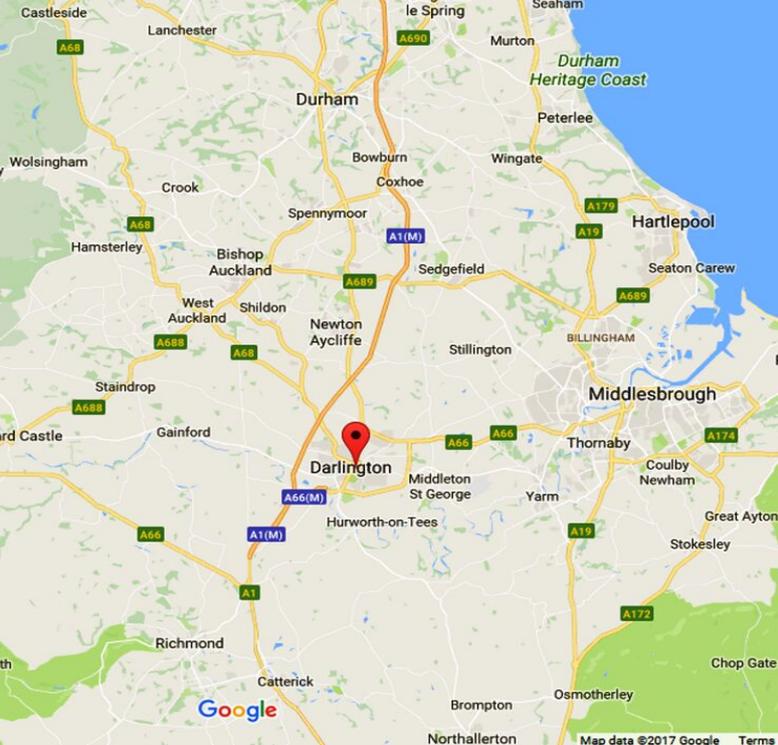
OFFICE SUITES

904 - 1,815 sq ft (4 - 169 sq m)



NORTHERN TRUST

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TRAVEL DISTANCE

| | Miles | Mins | Transport |
|---------------------------|-------|------|-----------|
| A1 via A68 | 3.5 | 11 | Car |
| A1 via A167 | 4.9 | 15 | Car |
| Durham City Centre | 24.7 | 35 | Car |
| Middlesbrough Town Centre | 15.5 | 22 | Car |

Source: theAA.com

HOUNDGATE/BEAUMONT STREET

DARLINGTON



LOCATION

The Houndgate and Beaumont Street office development is located in the town centre of Darlington close to the Dolphin Centre and market Square and within easy reach of all the town centre amenities including transport, leisure, retail and education facilities.

DESCRIPTION

The development comprises of 8 self contained office suites, some of which can be combined to create larger floor spaces (subject to availability). Each suite has its own entrance off either Houndgate or Beaumont Street. The suites include gas fired central heating, kitchen and WC facilities. Parking is available on site and within the adjacent public multi-storey.

SPECIFICATION

- Ground and first floor offices (can be combined subject to availability)
- Brick/blockwork cavity walls with a pitched tiled roof above
- Carpeted and decorated throughout
- Gas central heating available in all offices
- Male and female facilities
- Kitchenette in all offices
- Double length car parking bay with each office (excludes Innovate Suites)

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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