

**TO LET – Offices from £233 per calendar month, exclusive**

**65 Duke Street**

**Darlington, DL3 7SD**

**First Floor Offices 172 - 443sq.ft.**

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## SITUATION/LOCATION

The property is situated on Duke Street, the main pedestrian thoroughfare into Darlington Town Centre. The area incorporates a diverse variety of business occupiers including both local and regional Retailers, Estate Agents and Solicitors. The location benefits from various public car parking facilities, with Darlington mainline railway station being within walking distance. Darlington lies approximately 24 miles south of Durham and 16.4 miles West of Middlesbrough, both easily accessed from the A1(M) and A66 respectively.

## PREMISES

A traditional Victorian brick built property under pitched roof incorporating Gas Central Heating and UPVC Double Glazing with shared facilities.

## DESCRIPTION

Two first floor offices which can be taken together or separately. There are male and female WC's and a shared kitchenette

The large office comes with one dedicated parking space at the rear of the building.

## TENURE

Under Licence

## TERMS OF LICENCE

Minimum 12 month agreement with three months written notice to quit thereafter.

## ACCOMMODATION

The accommodation briefly comprises:-

Shared Reception Hall with staircase to first floor			
First floor (middle)	16.04sq.m.	172sq.ft.	£233 pcm / £2800 PA
<b>First floor (front small) - LET</b>	<b>6.49sq.m.</b>	<b>69sq.ft.</b>	<b>£100 pcm / £1200 PA</b>
First floor (front large)	18.77sq.m.	202sq.ft.	£292 pcm / £3500 PA

## 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

FF Front (Large) - £2,225

FF Middle - £1925

## ENERGY PERFORMANCE ASSET RATING

E-104

## VAT

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

## VIEWING

Strictly by appointment only through agents.

