

**TO LET – Offices Suites from £5,920 per annum, exclusive**

**Unit 5 & 6 Paramo House, Denmark Street,  
Darlington, DL3 0LP**

**Office suites from 592 – 1,298sq.ft. with Parking**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Denmark Street lies adjacent to North Road (A167) approximately 1.5 miles north of Darlington town centre. The vicinity is a densely populated mixed neighbourhood incorporating amenities including Denmark Street pharmacy, Morrisons Food and Fuel Store and a diverse variety of local businesses including shops, retailers and professional services. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## PREMISES

Two storey office premises of traditional brick construction held under a pitched tile covered roof.

## DESCRIPTION

Two office suites which can be taken together or separately. The ground floor suite comprises two offices, kitchen and disabled WC. The first floor suite comprises a large open plan office, smaller office, kitchen and wc. There is also attic storage.

The property is heated by way of a gas fired central heating system and incorporates CCTV.

There is allocated parking available. (number of space to be confirmed depending on space taken.)

The property may suit a variety of alternative business uses subject to necessary Landlord/ Statutory/ Planning consents.

## LEASE TERMS

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

## ACCOMMODATION

The accommodation briefly comprises:-

Shared Reception Hall			
Ground floor Unit 5	54.99sq.m.	592sq.ft.	£5,920pa
First floor Unit 6	65.62sq.m.	706sq.ft.	£7,060pa
Whole	120.61sq.m.	1,298sq.ft.	£12,500pa

## UTILITIES

In addition to the rent's tenants are responsible for a contribution towards utilities (re-charged by Landlord at £130 pcm per suite). This is inclusive of gas, electric, water and refuse.

## 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

To be confirmed

## ENERGY PERFORMANCE ASSET RATING

B – 42

## VAT

To be confirmed

## VIEWING

Strictly by appointment only through agents.

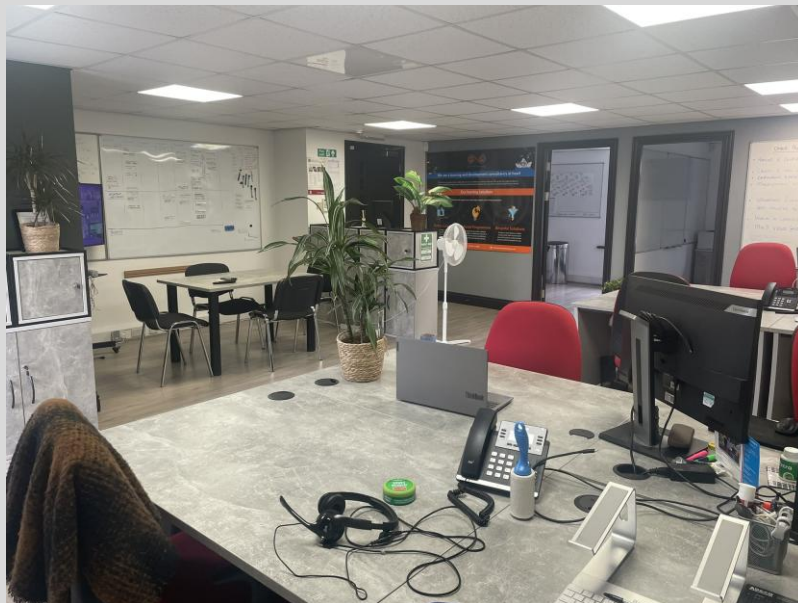


**18 St Cuthberts Way**  
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**Telephone: 01325 466945**

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