

TO LET – £5,920 per annum, exclusive

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

Office suite - 592sq.ft. with Parking

**CARVER**  
COMMERCIAL  
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 RICS

## 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

Ground floor suite available within this two storey premises of traditional brick construction held under a pitched tile covered roof.

## DESCRIPTION

The ground floor suite comprises two offices, kitchen and disabled WC.

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

There is allocated parking available.

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. Minimum term of 12 months.

## ACCOMMODATION

The accommodation briefly comprises:-

|                       |            |           |                 |
|-----------------------|------------|-----------|-----------------|
| Shared Reception Hall |            |           |                 |
| Ground floor Unit 5   | 54.99sq.m. | 592sq.ft. | <b>£5,920pa</b> |
|                       |            |           |                 |

## 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.

