

**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  
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

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.	£5,920pa

## 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**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**