

TO LET – Offices Suites from £5,480 per annum, exclusive

**Unit 3 & 4 Paramo House, Denmark Street,
Darlington, DL3 0LP**

Office suites from 548 – 1,269sq.ft. with Parking

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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 three offices a kitchen and WC.

The property is heated by way of a gas fired central heating system and incorporates CCTV, security alarm and electric security shutters to the front door and the windows to the rear elevation.

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

The property may suit a variety of different uses subject to necessary 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 3	50.99sq.m.	548sq.ft.	£5,480pa
First floor Unit 4	66.99sq.m.	721sq.ft.	£7,210pa
Whole	117.98sq.m.	1,269sq.ft.	£12,500pa

UTILITIES

In addition to the rent's tenants are responsible for their usage of utilities (re-charged by Landlord based on usage,) a contribution to water and any other occupational costs.

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

Unit 3 - £4,700

Unit 4 - £5,100

ENERGY PERFORMANCE ASSET RATING

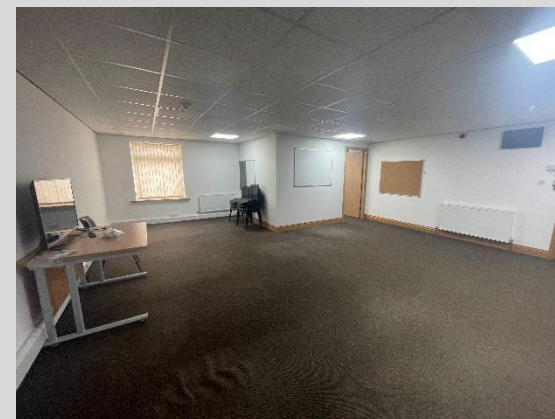
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VAT

To be confirmed

VIEWING

Strictly by appointment only through agents.



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