

TO LET – Versatile Light Industrial / Hybrid Premises

**1J Enterprise House, Valley Street North,
Darlington, DL1 1GY**

Gross Internal Area 3,578sq.ft.

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SITUATION/LOCATION

Enterprise House fronts Valley Street North on the periphery of Darlington town centre. The immediate vicinity is a mixed commercial location and established occupiers in the vicinity include Speedy Hire, JD Gyms, Bannatyne Health Club & Spa, Jewson, MKM Building Supplies and Enterprise Rent a Car amongst a diverse variety of local businesses. The location lies adjacent to A167 (North Road) and B6279T (Haughton Road) which link directly with the A1(M) and A66 respectively providing swift transport links across the region. Darlington mainline railway station is approximately 0.75 miles distant.

DESCRIPTION

Attached light industrial / hybrid premises comprising warehouse and office accommodation with roller shutter access.

The offices are well appointed incorporating a suspended ceiling with integrated LED lighting and a gas fired central heating system. The offices are arranged to provide a number of private offices/ meeting rooms, open plan office space, kitchen and breakout with male and female wcs.

The warehouse is accessed via roller shutter from the northern elevation.

The property enjoys shared access to the car parking area providing 125 car parking spaces for occupiers and visitors.

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms.

Rent PA	Maintenance Rent PA	Insurance PA	Total PA
£19,679	£6,082.60	£1,431.20	£27,192.80

ACCOMMODATION

Offices	241.13sq.m.	2,595sq.ft.
Warehouse	91.33sq.m.	983sq.ft.
Gross Internal Area	332.46sq.m.	3,578sq.ft.

(Agents Note: Measurements provided by client)

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

The incoming tenant is responsible for the payment of business rates:-

Current: £19,250
April 2023: 17,750

Interested parties are advised to direct further enquiries to the Local Rating Authority with respect to business rates.

VAT

VAT is not applicable to the rent, service charge and insurance

VIEWING

Strictly by appointment only through agents.

EPC

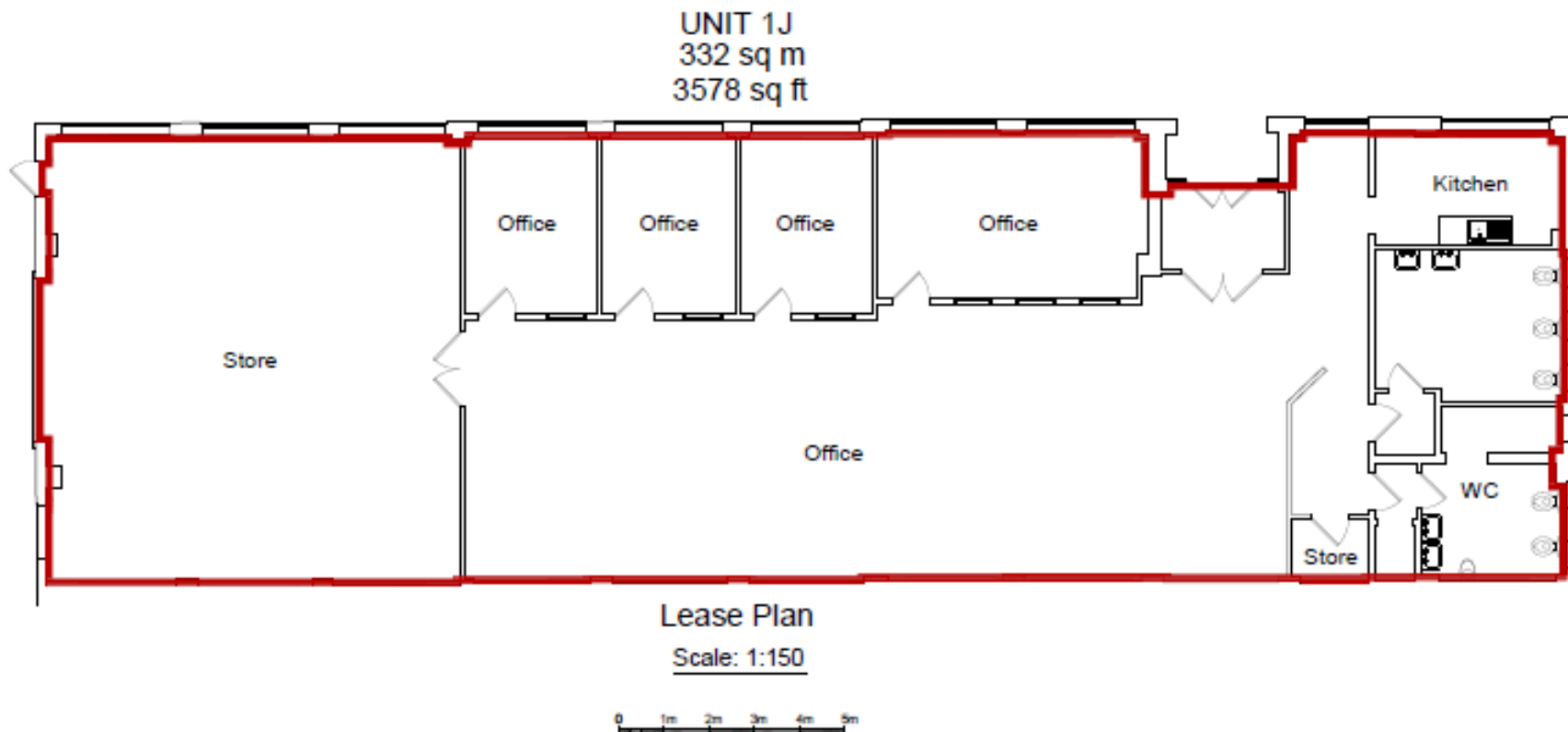
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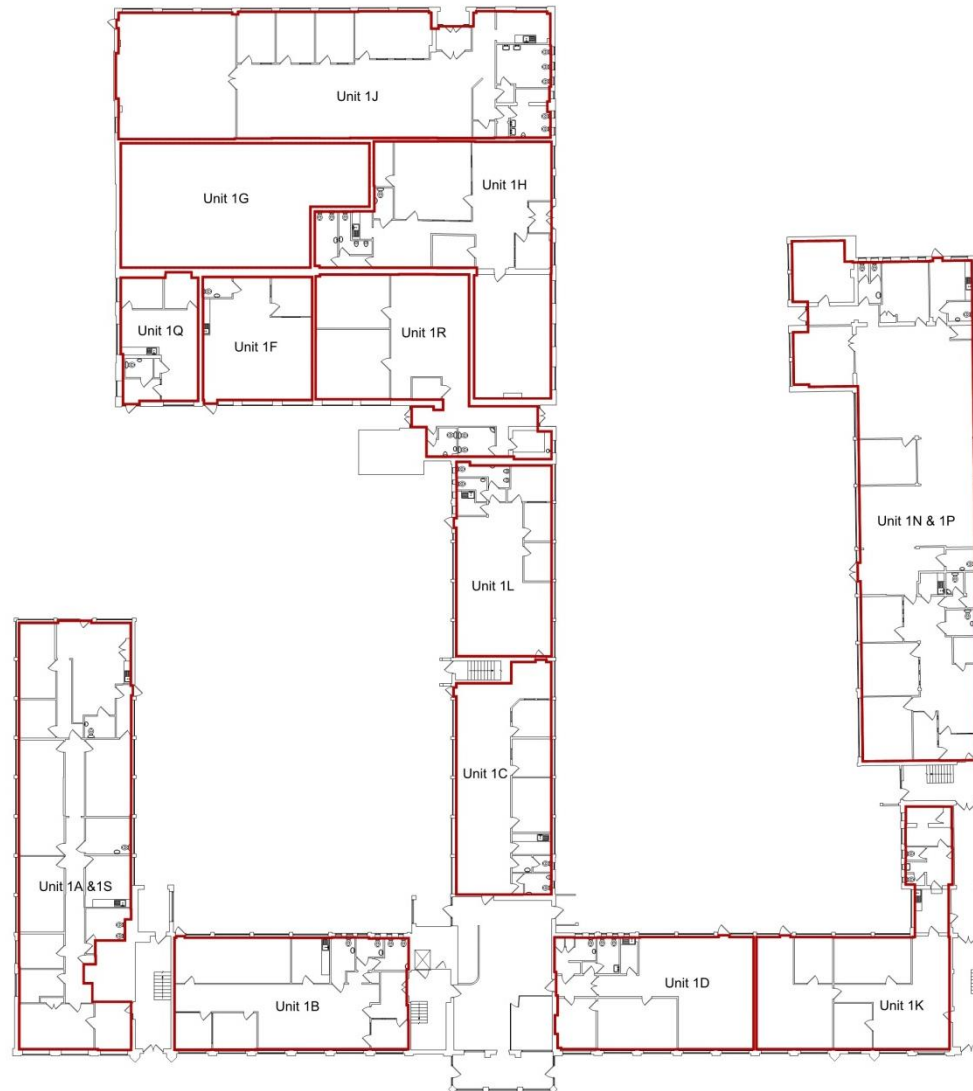
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