

**TO LET – Suites from £215 per calendar month **INCLUSIVE****  
**Stanhope House Business Centre, Stanhope**  
**Road South, Darlington, Co. Durham, DL3 7SF**

**Versatile Business Suites with Parking**  
**Suites available from 116 - 619sq.ft.**

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## SITUATION/LOCATION

The property commands a corner position fronting Stanhope Road South and Coniscliffe Road on the periphery of the desirable Imperial Quarter within the “West End” of Darlington town centre. The Imperial Quarter is the town’s boutique retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, retailers and a range of professional services. Established occupiers in the vicinity include ELG Planning, McGarry & Co Solicitors and Hush Digital, among others. All town centre amenities are within walking distance including a number of public and on-street car parking facilities. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile commercial suites available within this impressive period Business Centre.

Each suite is equipped with broadband, gas central heating and power/ lighting. The Centre is equipped with an alarm system and has ample parking provisions – shared between the occupiers.

Suite 2 can be taken as is or split to provide smaller sized accommodation ranging from 116sq.ft. – 619sq.ft.

## TENURE

Via Lease / License – length negotiable. Subject to 1 month rent deposit.

## COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

## 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.

## VAT

VAT is not applicable to the rents.

## VIEWINGS

Strictly by appointment only through agents.

## EPC

## OPENING HOURS

24-hour access is available 7 days a week.



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**enquiries@carvercommercial.com**

**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. The 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.

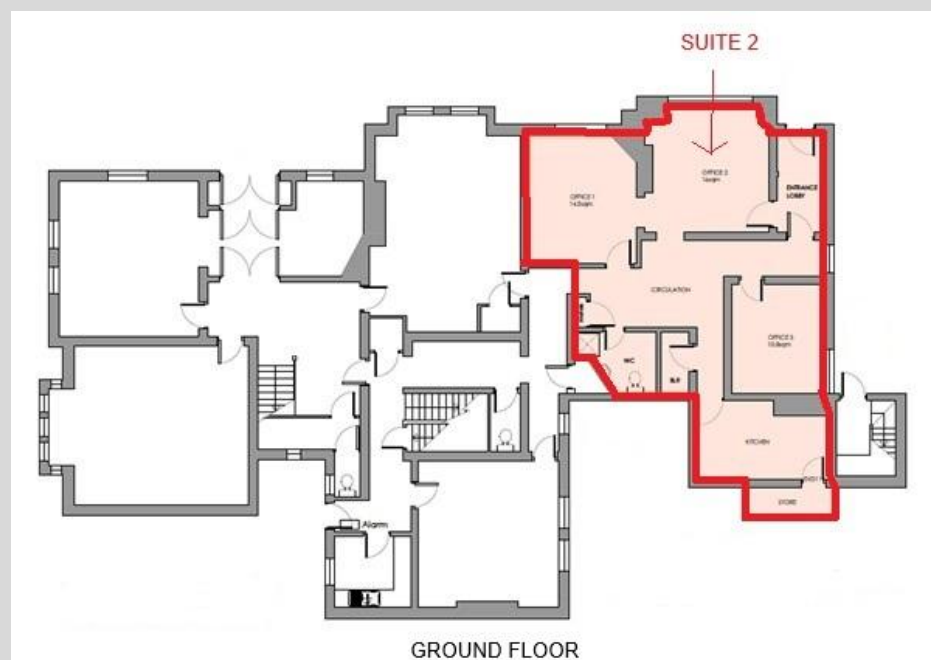
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## PRESENT AVAILABILITY (SEPTEMBER 2025)

	DESCRIPTION	SIZE (SQFT)	RENT (PCM)	RENT (PA)	RATEABLE VALUE
<b>Ground floor</b>					
<b>Suite 1 - LET</b>	Two interconnecting suites	388	£545	£6,540	
Suite 2	Three self contained suites with own WC, Kitchen and store (can be split to provide smaller sized accommodation)	619	£1100	£13,200	
<b>First floor</b>					
<b>Suite 3 - LET</b>	Single suite	114	£215	£2,580	
<b>Suite 4 - LET</b>	Small suite	233	£375	£4,500	
<b>Suite 5 - LET</b>	Three interconnecting suites (available from Nov 2025)	533	£725	£8,700	

*\*Rents are inclusive of the tenant's contribution to gas, electric, water, broadband as well as communal cleaning and waste disposal. In addition to the rent tenant's will be responsible for the payment of business rates (if applicable) and any other usual occupation costs (phone lines, internal cleaning etc.). Larger space requirements can be accommodated through the amalgamation of suites.*



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