

TO LET - £31,500 per annum, exclusive

**Second Floor Office Suite, North Point, Faverdale
Industrial Estate, Darlington, Co Durham, DL3 0PH**

Well Appointed SF Office Suite with 8 Parking Spaces – 2,620sq.ft.

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SITUATION/LOCATION

Faverdale Industrial Estate is a popular and diverse trading estate situated approximately 2 miles north of Darlington town centre. Faverdale North incorporates occupiers including Aldi Regional Distribution Centre, Argos Distribution Centre, George Allison Transport and Arriva amongst retailers including Lidl, Home Bargains and Starbucks. The location lies adjacent to the A68 and approximately 1.5 miles from the A1(M) at J58. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Second Floor office suite forming part of this modern office block constructed 2010 (approx.) with brief specification to include:-

- Open plan floor plate incorporating partition office/ meeting rooms that may be tailored to suit occupier requirements
- Shared Atrium Reception with automatic entry
- Passenger lift
- Air Conditioning providing heating/ cooling
- Fully security alarmed – building and internal demise (separate)
- Gas Central Heating (to common areas)
- Suspended ceiling with integrated LED lighting
- Accessible Male and Female WCs on each floor
- Data trunking and networking
- **PARKING FOR 8 VEHICLES**

TENURE

The property is available by way of a new lease drawn on effectively full repairing and insuring terms by way of service charge for a term of years to be agreed.

(Available from 25th April 2026)

SERVICE CHARGE / AIR CON RE-CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

There is also a contribution required towards the repair and upkeep of the Air Conditioning systems. Further information is available via the Agent.

ACCOMMODATION

Net Internal Area	243.36sq.m.	2,620sq.ft.
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COSTS

Each party shall be responsible for their own legal and professional 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.

RATEABLE VALUE

£24,750

VAT

VAT is applicable to the rent and service charge

VIEWING

Strictly by appointment only through the Joint Agents.

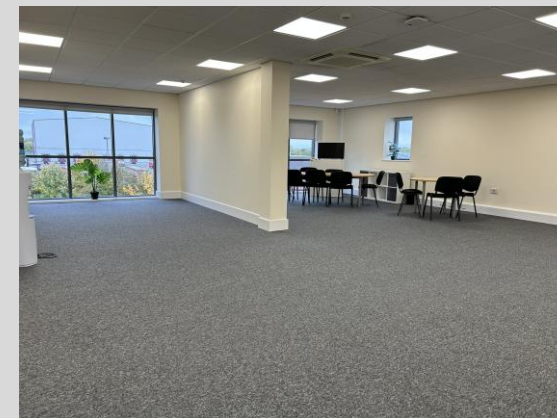
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ENERGY PERFORMANCE ASSET R
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