

TO LET – Rent £21,621 per annum, Inclusive

**Suite 1H, Enterprise House, Valley Street North,
Darlington, DL1 1GY – (Ground Floor)**

Versatile Commercial Premises with Parking – 2,109sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/ LOCATION

Enterprise House commands a prominent position on 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 and Enterprise Rent a Car amongst a diverse variety of local businesses. The location lies adjacent to A167 (North Road) and B6279T (Houghton 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

Self-contained ground floor suite with shared parking.

Suite 1H comprises a versatile floor plate that is currently configured to provide a number of office/ meeting/ break out rooms with kitchen and wcs.

The suite is in good decorative order incorporating UPVC double glazing and heated by way of a gas fired central heating system.

The suite may suit a variety of business uses subject to any necessary Landlord/ statutory/ planning consents.

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	RENT PCM
£21,621.60	£1,801.80

ACCOMMODATION

Total Net Internal Area 196sq.m. (2,109sq.ft.)

COSTS

Each party are 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

The Valuation Office Agency website lists the rateable value for the office suite with effect from April 2026 as follows:- £12,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of small business rate relief. Interested parties are advised to direct further enquiries to the Local Rating Authority

VAT

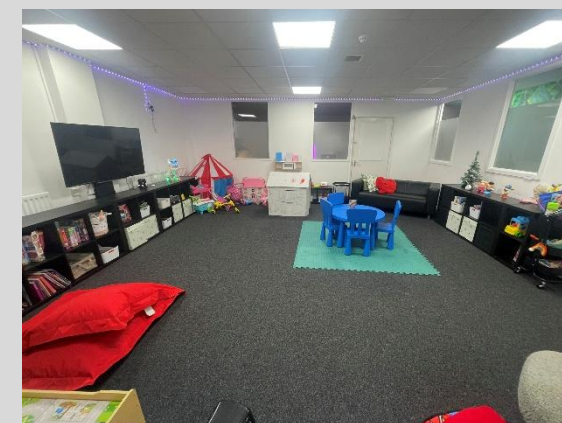
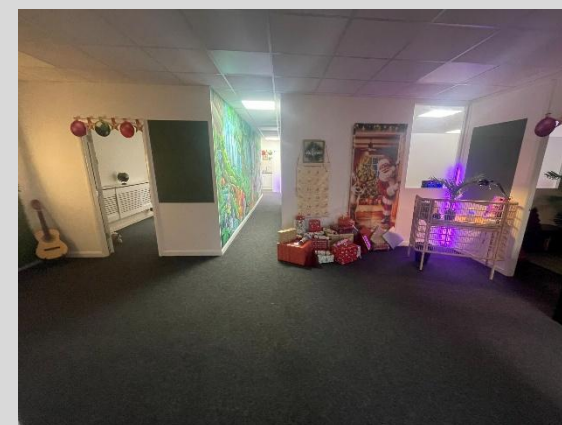
VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

D-76



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