



DL1 5SZ

OFFICE

Houndgate/Beaumont Street, DARLINGTON, County Durham



www.northerntrust.co.uk



- GAS FIRED CENTRAL HEATING
- WC FACILITIES
- KITCHEN AREA
- TWO PARKING SPACES PER SUITE ARE ALLOCATED IN DEVELOPMENT'S OWN CAR PARK



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TO LET

SIZES FROM

904 - 1540 sq ft

84 - 143 sq m

Over 200 locations throughout the Midlands and the North



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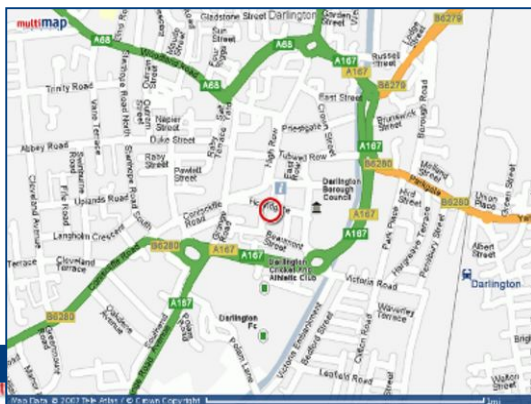
Houndgate/Beaumont Street, DARLINGTON, County Durham



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Location

The development is situated at the junction of Houndgate/Beaumont Street within Darlington town centre and is close to the Market Place, Town Hall and Bus Station.



Description

The development comprises a scheme of 10 self contained office suites constructed in 1986. Each suite has its own entrance, toilet facilities and kitchen. Unit 32 has recently been refurbished to modern standard to include perimeter power/comms trunking, suspended ceilings with integral lighting, accessible WC and energy efficient gas boiler.

Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal rent will increase by a fixed 3% per annum
- Rent deposit required
- A service charge will be payable
- Tenant responsible for payment of rates and utility charges

Rent

Rent on application.

Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise on the availability of any grant funding.

Viewing

Please contact Whittle Jones North East or the joint agent Dodds Brown on 01642 244130.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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