

TO LET - Rent £5.75 per square foot
FIRST FLOOR - OFFICE SUITE NO. 1
Oakwood House, Darlington, DL1 1LA
Total floor Area 187.95sq.m. (2,022sq.ft.)

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SITUATION/LOCATION

The office suite forms part of a multi let detached building on self contained site with dedicated car parking and situated on the edge of the town centre inner ring road and within approximately 15 minutes walking distance of the town centre

PREMISES

A first floor open plan office suite incorporating three partition offices. The main access into the building is shared from the front to lobby with personnel lift and staircase to first floor. On the first floor landing is a shared corridor access with Suite 2 and shared w.c. facilities. The suite has recently been split from the rear which is now suite 2.

Five marked parking spaces included.

TENURE

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

Service Charge – a service charge is payable of £1.70 psft plus proportion of building insurance costs.

COSTS

The incoming tenant will be responsible for the landlord's reasonable legal costs plus vat

APPLICATION FEE

An application fee is payable by the proposed tenant to the agent with respect to undertaking references and completion of application pro forma/process for landlord's approval. **Please ask agent for further information**

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

ACCOMMODATION

Office	187.95sqm	2022sqft
TOTAL FLOOR (NIA)	187.95sqm	2022sqft

RATEABLE VALUE

Rates To be assessed

VAT

VAT is payable on rent

VIEWING

Strictly by appointment only through sole agents.

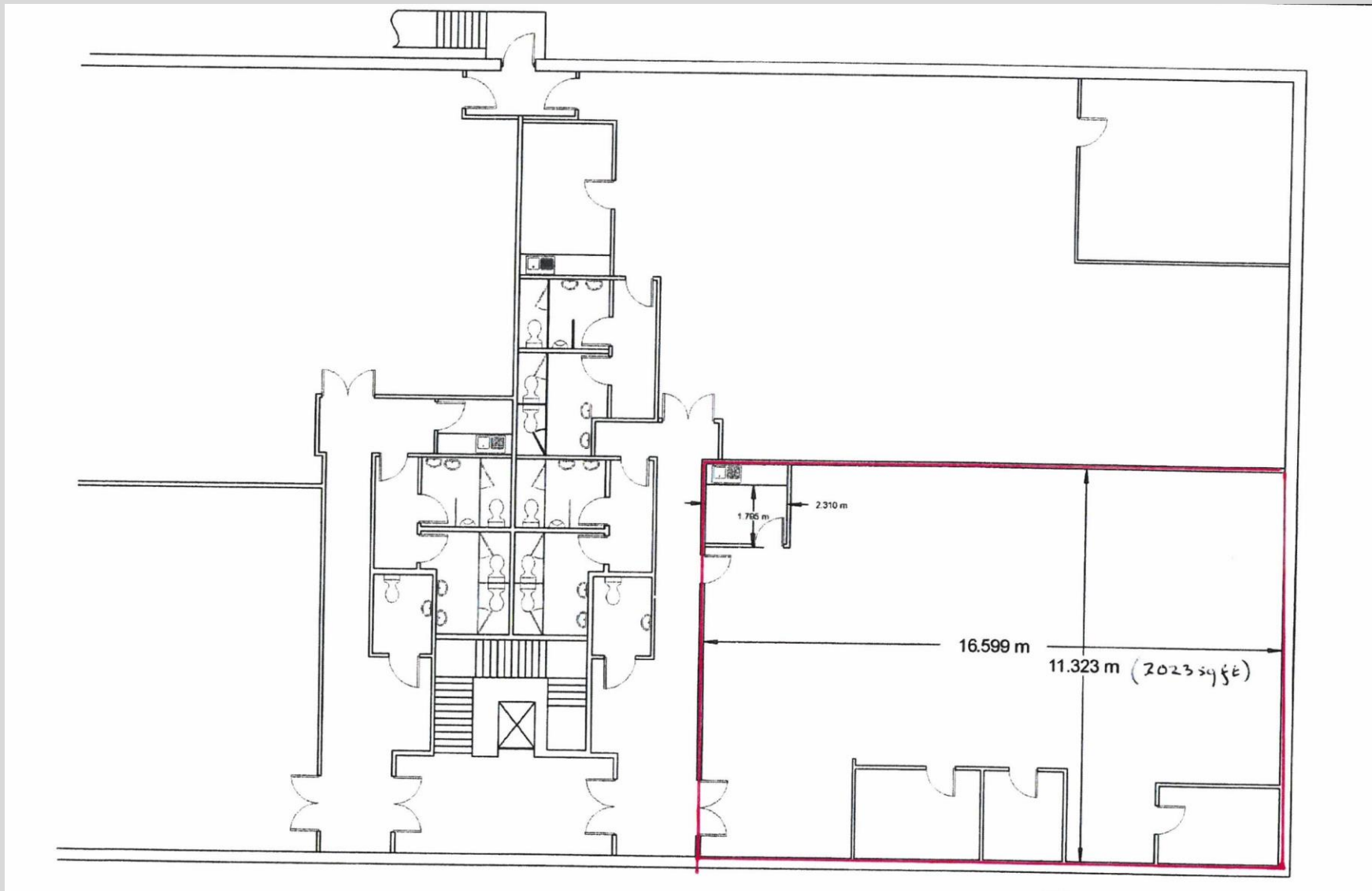
ENERGY PERFORMANCE CERTIFICATE

Asset Rating C- 54 Expiry 18/7/2031



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