

TO LET - £375 per calendar month

**33 Woodland Road, Darlington, Co. Durham
DL3 9EP**

First Floor Office Suite (3 Offices)

CARVER

COMMERCIAL

CHARTERED SURVEYORS
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SITUATION/LOCATION

The property fronts Woodland Road, an arterial route to Darlington town centre from the A1(M). Woodland Road is a popular commercial district incorporating a variety of established occupiers including offices, retailers and professional services. The location affords swift access to the town centre inner ring road and across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. There are a number of public and on street car parking facilities available close by.

DESCRIPTION

First floor office suite comprising three office rooms with access to shared kitchen and wc facilities.

TENURE

Leasehold

LEASE TERMS

A new lease is available on internal repairing and insuring terms for a term of years to be agreed. The rent is inclusive of the tenants contribution towards common utilities including gas and water.

Electricity is separately metered and payable by the tenant.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	44.37sq.m.	477sq.ft.
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COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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 with effect from 1st April 2017 at £7,500. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E - 109

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

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