

TO LET – SUITE 1K

Enterprise House, Valley Street North, Darlington, DL1 1GY

Gross Internal Area 168sq.m. (1808sq.ft.) - Good On Site Car Parking

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SITUATION/LOCATION

Enterprise House commands a prominent position on Valley Street North a well established commercial location incorporating a variety of occupiers including Sherwoods Vauxhall Dealership, Jewsons Builders Merchants, Speedy Hire and Smith and Allan Lubricants. Town centre amenities are within walking distance and the inner ring road is closeby affording swift access to road networks.

Darlington is one of the principle commercial and regional centres in the North East and benefits from excellent connectivity to regional and national motorways being 3 miles east of Junction 57 of the A1M providing swift access north/south and west (A66) at Scotch Corner. Darlington Railway Station is less than 1 mile distant providing regular services to London and Edinburgh via the east coast line. Teesside International Airport is 3.5 miles to the south east providing European Passenger and Freight Services.

PREMISES

A ground floor office suite incorporating partition office rooms, light workshop area, kitchen, stores and two w.c.'s

125 car parking spaces within enclosed private car park to the rear

TENURE

Leasehold

ACCOMMODATION

Suite 1K is located on the ground floor on the south side of the main building off the South entrance. Vehicular access to the car park is via the gated entrance to the north of the site. Personal access is conveniently located via the rear passageway door of the South entrance.

This versatile unit is self contained, with well proportioned partition offices and light workshop area incorporating kitchen and w.c. facilities. There is gas fired central heating and suspended ceilings. The suite has window frontage on to Valley Street.

Floor area GIA 168sqm (1808sqft)

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms.
Rent £5.75 psft and £1.70 psf maintenance charge plus building insurance costs

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 for the unit with effect from April 2017 as follows:-
£10,000

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

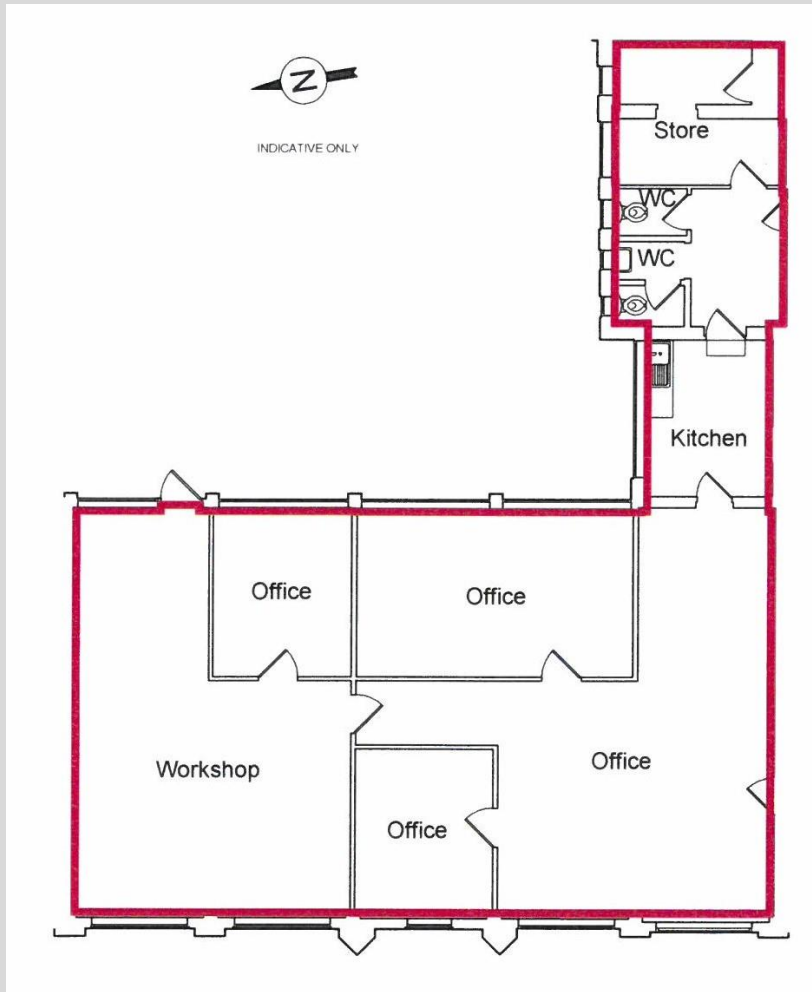
E-105 Valid until 14/8/28



**18 St Cuthberts Way
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