

TO LET – Rent £6,000pa plus service charge and utilities

First Floor Offices, Aspen House, Chesnut Street, Darlington, Co Durham, DL1 1QQ

First Floor Office Suite – 976sq.ft. with 3 Parking Spaces

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SITUATION/LOCATION

Aspen House is located on Chsenut Street, adjacent to Valley Street approximately 0.5 miles north of Darlington town centre. The vicinity incorporates a diverse variety of established commercial occupiers including Sherwoods, Billau motorcycles, Jewson and Homecare Supplies amongst a diverse range of local businesses. The location lies adjacent to North Road (A67) linking with the A1(M) and A66 providing swift links across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Self-contained first floor office suite comprising five office/ meeting rooms with access to shared kitchen and wcs.

The offices are neutrally decorated and of a modern specification heated by way of a gas fired central heating system. The offices are served with data trunking and networking and there is a passenger lift.

Externally there is marked parking for three cars.

TENURE

Leasehold.

The property is available by way of a sub-lease under a lease expiring 30th November 2024.

SERVICE CHARGE/ UTILITIES

A service charge is payable towards common repairs, maintenance and upkeep. The service charge presently operates at around £2psf (£1,758pa).

Utilities charges are prorated and will be re-charged in addition to the service charge.

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

ACCOMMODATION

Net Internal Area	90.67sq.m.	976sq.ft.
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COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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 with effect from April 2017 at £5,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

VAT

VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

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