

TO LET – Rents from £4,400 per annum, exclusive

**27 Woodland Road, Darlington, Co. Durham,
DL3 7BW**

Versatile Office Suites From 324 - 356sq.ft.

1 Parking Space available with the GF Suite

CARVER

COMMERCIAL

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& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts Woodland Road on the periphery of Darlington town centre. Woodland Road is an arterial route to the town centre from the A1(M) comprising 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 in turn 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.

PREMISES

Ground floor and Second Floor office suite available within this period office premises with the shared use of kitchen and wc facilities.

TENURE

Leasehold

LEASE TERMS

A new lease is available on internal repairing and insuring terms for a minimum period of 12 months.

UTILITIES

Rents are quoted on an exclusive basis and tenant's are responsible for their fair usage of gas, water and electricity.

COSTS

Each party will be responsible for their own costs incurred within this transaction.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor			RENT
Two office Rooms (1 Parking Space)	30.06sq.m.	324sq.ft.	£4,800
Second Floor			
Three office rooms	33.12sq.m.	356sq.ft.	£4,400

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 suites will be re-assessed for the purpose of business rates which are the responsibility of the occupiers. It is envisaged that both suites will fall within the threshold for small business relief and eligible occupiers should benefit from rates relief. Interested parties are advised to direct further enquiries to the Local Rating Authority.

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-106



18 St Cuthberts Way

Darlington,

County Durham

DL1 1GB

Telephone: 01325 466945

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