

**TO LET – Rent £21,500pa plus service charge**

**Versatile Office Suite, Aspen House, Chesnut Street, Darlington, Co Durham, DL1 1QQ**

**Versatile Office Suite - 4,309sq.ft. with 6 Parking Spaces**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## SITUATION/LOCATION

Aspen House is located on Chesnut 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, Jewson and Homecare Supplies amongst a diverse variety 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 office suite held over ground and first floor.

The suite comprises a number of open plan office areas, with partition office/ meeting rooms, kitchen and WC facilities.

The property is heated by way of a gas fired central heating system and served with data trunking and a passenger lift.

Externally there is marked parking for 6 cars.

## TENURE

Leasehold.

A new lease is available on effectively full repairing and insuring terms for a term of years to be agreed.

## SERVICE CHARGE

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

## ACCOMMODATION

Ground Floor	65.41sq.m.	704sq.ft.
First Floor	334.99sq.m.	3,605sq.ft.
Net Internal Area	400.4sq.m.	4,309sq.ft.

The accommodation may be sub-divided to suit smaller tenant requirements.

## COSTS

The incoming tenant shall be responsible for the Landlord's reasonable legal fee incurred within 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

We are advised by our client that the Rateable Value is £14,250. The property therefore falls within the threshold for small business relief and eligible occupiers should benefit from an element of rate relief.

## VAT

VAT is applicable to the rent and service charge.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE CERTIFICATE

D-83



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

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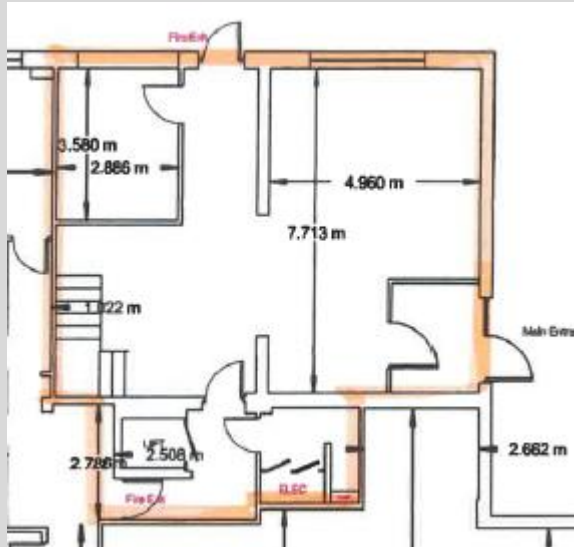


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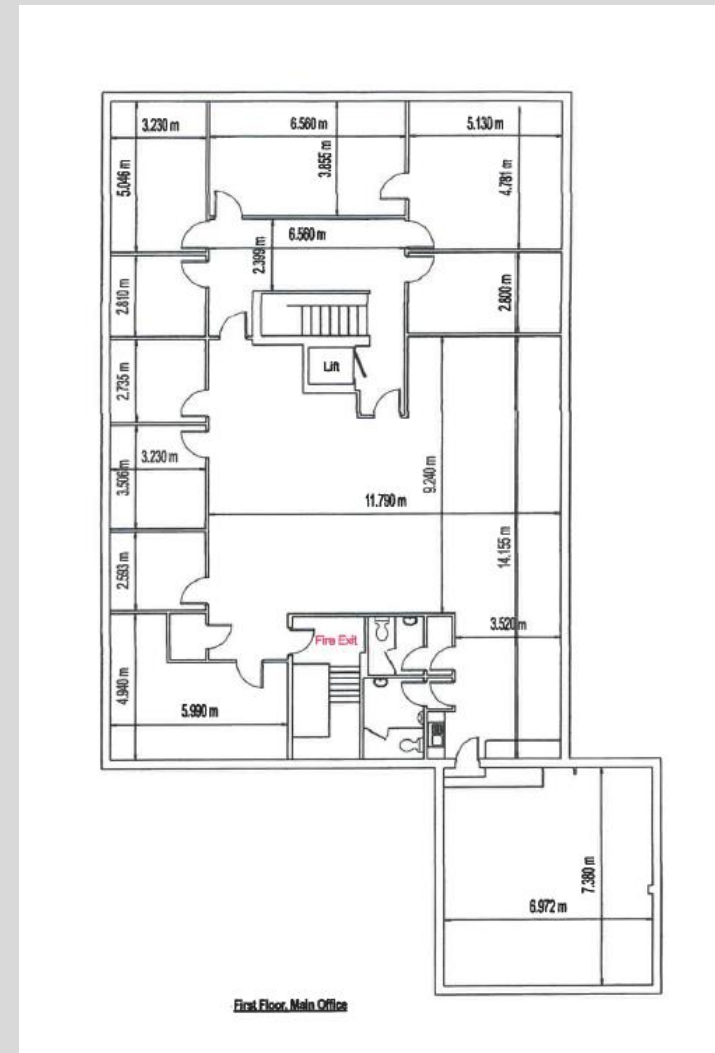
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## GROUND FLOOR



## FIRST FLOOR



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