

TO LET - £23,625 per annum, exclusive

**9 Pioneer Court, Morton Palms Business Park,
Darlington, Co. Durham, DL1 4WD**

Ground Floor Office Suite with 8 Parking Spaces – 2,250sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Pioneer Court is a purpose built office facility forming part of Morton Palms Business Park. Occupiers within Pioneer Court include Baltic Apprenticeships, Baxter Personnel, Recognition PR and ADG Architects amongst a diverse variety of other established businesses. The location lies approximately 1.5 miles east of Darlington town centre adjacent to Yarm Road (B6280) and links swiftly with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. The town is served well for transport links via Darlington Mainline Railway Station (approximately 2 miles) and Teesside International Airport (approximately 3.5 miles)

DESCRIPTION

Open plan ground floor office suite with brief specification to include:-

- Shared feature reception
- Suspended ceilings with integrated lighting
- Kitchen/ breakout area
- Raised floors
- Male / Female / Accessible WCs
- Gas fired central heating
- 8 on-site car parking spaces

<https://my.matterport.com/show/?m=vpct7VCbmo4>

TENURE/ LEASE TERMS

A new sub-lease is available up to 1st March 2026 drawn on standard full repairing and insuring terms.

**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
enquiries@carvercommercial.com

ACCOMMODATION

Net Internal Area Approx.	209sq.m.	2,250sq.ft.
------------------------------	----------	-------------

**Measurements provided by Joint Agent*

COSTS

Each party shall be responsible for their own legal costs 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

The ground floor suite will require re-assessment for the purposes of business rates.

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through the Joint Agents.

Chris Farlow
Carver Commercial
01325 466 945

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

Or

Tim Carter
Connect Property North East
01642 602 001

CONNECT
PROPERTY
01642 602001

ENERGY PERFORMANCE ASSET RATING
C-51



IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS