

FOR SALE:- Offers in the Region of £220,000

**4 Woodland Road, Darlington, Co. Durham,
DL3 7PJ**

**Substantial Office Premises with Development Potential (STP) – 2,951sq.ft.
Parking for approximately 3 cars**

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SITUATION/LOCATION

The property fronts Woodland Road on its junction with Bondgate on the periphery of Darlington town centre. Woodland Road is an arterial route to the town centre from the A1(M) comprising a mixed neighbourhood incorporating commercial occupiers including offices, retailers and professional services amongst a dense variety of residential dwellings. 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.

DESCRIPTION

Attached two storey office premises of traditional brick construction held beneath a multi pitched slate tile covered roof.

The property incorporates double bay front to Woodland Road providing versatile office accommodation of a predominantly cellular nature held over ground and first floor.

The property is heated by way of a gas fired central heating system and incorporates traditional sliding sash windows.

Externally there is parking at the rear for approximately 3 cars.

TENURE

Freehold

DEVELOPMENT POTENTIAL

The property may suit a variety of re-development opportunities, particularly residential conversion we feel, subject to obtaining any necessary planning, statutory or local authority consents.

ACCOMMODATION

Ground Floor	139.08sq.m.	1,497sq.ft.
First Floor	135.13sq.m.	1,454sq.ft.
Net Internal Area Approx.	274.21sq.m.	2,951sq.ft.

RATEABLE VALUE

Office suites have been individually assessed for the purpose of business rates. Further information is available via the Valuation Office Agency website.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

TBC

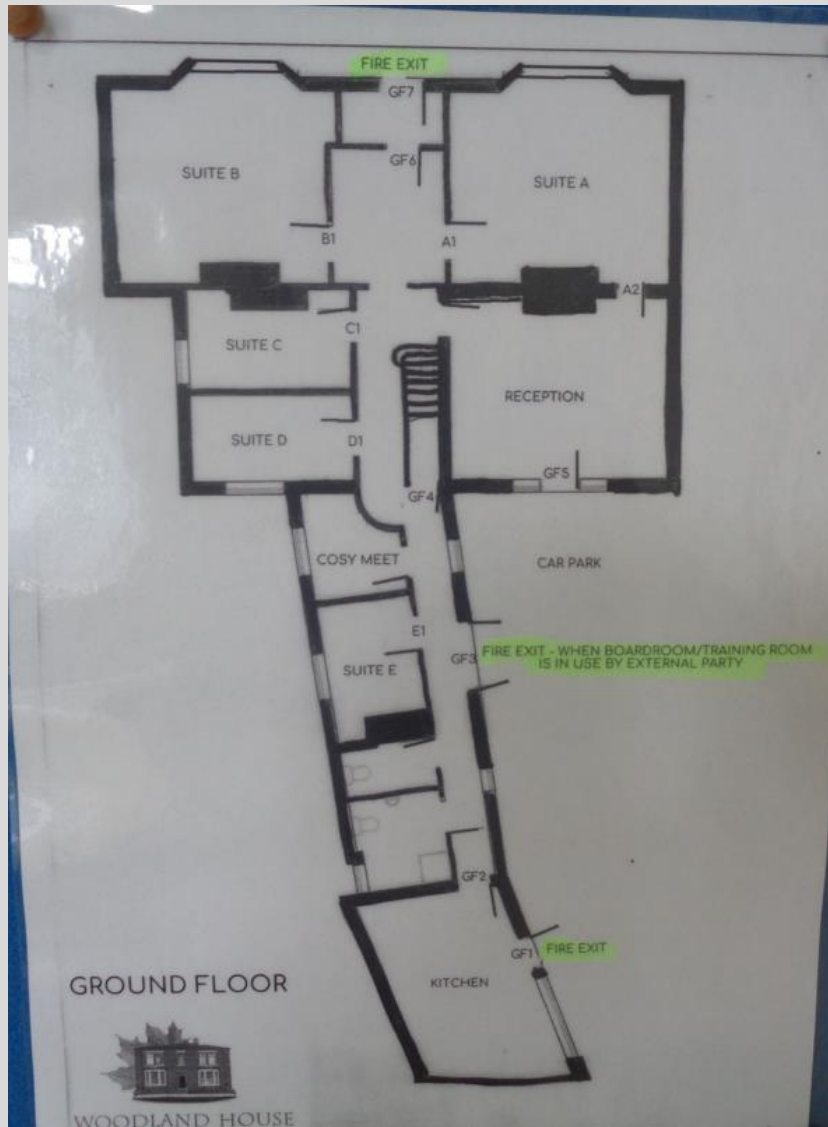


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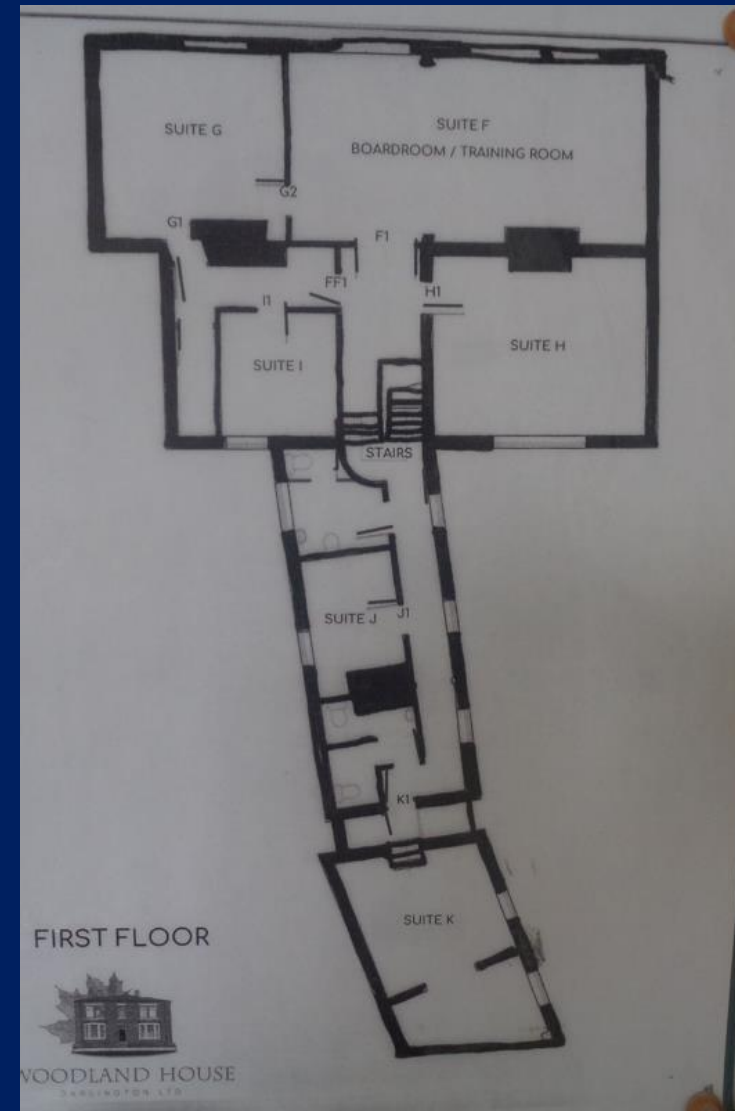
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GROUND FLOOR



*For identification purposes only

FIRST FLOOR



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