



**TO LET**

## **INNOVATE SUITES, HOUNDGATE**

**DARLINGTON DL1 5RF**



- **Town centre location**
- **Dolphin Centre and Market Square within short walking distance**
- **Regional bus and national/regional rail services nearby**
- **Parking on site and within adjacent public multi-storey**
- **Kitchen facilities**
- **Gas fired central heating**

**OFFICE SUITES**

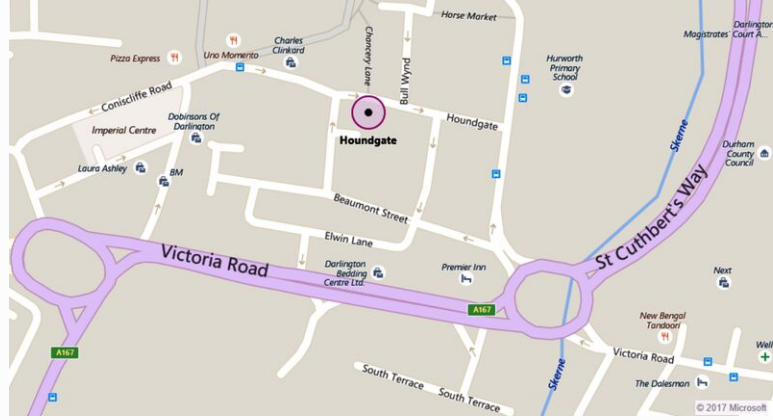
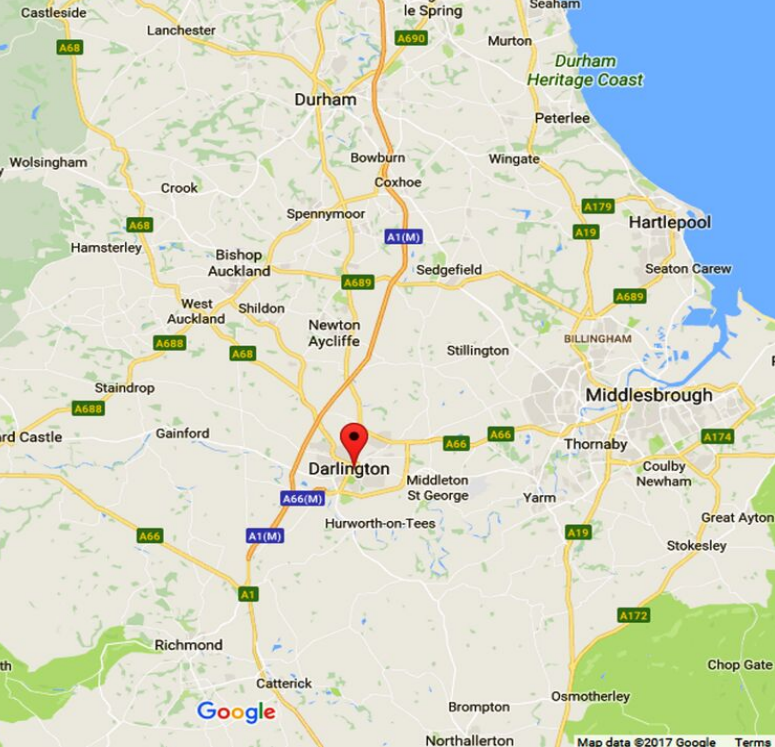
**225 - 349 sq ft (20 - 32 sq m)**



**NORTHERN TRUST**

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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1 via A68	3.5	11	Car
A1 via A167	4.9	15	Car
Durham City Centre	24.7	35	Car
Middlesbrough Town Centre	15.5	22	Car

Source: theAA.com

# INNOVATE SUITES, HOUNDGATE

## DARLINGTON



### LOCATION

The Houndgate and Beaumont Street office development is located in the town centre of Darlington on the periphery of the Imperial Quarter and High Row within easy reach of all the town centre amenities including transport, leisure, retail and education facilities. The Innovate Suites are located at Number 7 Houndgate.

### DESCRIPTION

The Innovate Suites comprise of 3 offices, sharing an entrance off Houndgate. The suites include gas fired central heating, shared kitchen and WC facilities. Parking is available on site and within the adjacent public multi-storey.

### SPECIFICATION

- First floor offices (can be combined subject to availability)
- Flat panel LED lighting
- Carpeted and decorated throughout
- Gas central heating available in all offices
- Male and female facilities
- Shared kitchen facilities
- Double length car parking bay by separate negotiation (subject to availability)

### TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates, utility charges and separately waste disposal and window cleaning by way of Service Charge

### EPC

Copies of individual certificates are available upon request.

### VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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