

TO LET- Rent £20,000 per annum plus VAT

**22 St Cuthberts Way
Darlington, DL1 1GB**

Town Centre Offices with Parking

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SITUATION/LOCATION

The property commands an excellent position fronting the town centre inner ring road within a small modern development of similar offices. All town centre amenities are within convenient walking distance including Darlington main line railway station. Feethams Leisure development incorporating Vue Cinemas, Premier Inn and a variety of national eateries are all within a short walking distance.

PREMISES

Modern two storey offices constructed late 1980s of traditional brick construction under a pitched and tile covered roof.

The offices are fitted to a modern specification comprising open plan office space with one partition office on the ground floor together with kitchen and male and female wcs. The first floor is arranged to provide an open plan office space with two glass partition office/ meeting rooms, kitchen and male and female wcs.

The offices incorporate sealed unit aluminium framed windows, fire alarm, security alarm and are heated by way of a gas fired central heating system. Externally there is car parking for five cars.

TENURE

Leasehold

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-68

ACCOMMODATION

The accommodation briefly comprises:-

<u>Ground Floor</u>		
Offices NIA	73.67sq.m.	793sq.ft.
Store Cupboard	2.3sq.m.	25sq.ft.
<u>First Floor</u>		
Office NIA	75.65sq.m.	814sq.ft.
Kitchen	3.25sq.m.	35sq.ft.
Overall NIA	154.87sq.m.	1,667sq.ft.

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

COSTS

The incoming tenant will be responsible for the client's reasonable legal cost plus VAT in 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 Valuation Office Agency website lists the rateable value with effect from April 2023 at £15,750.

VAT

We are advised by our client that VAT is applicable to the rent.



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