

**TO LET - £7,500 per annum plus service charge**  
**GF Suite, Old Exchange, Darlington, Co.**  
**Durham, DL3 7DR**

**Ground Floor Business Unit with 3 x Parking Spaces – 736sq.ft.**

**CARVER**  
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\*Imposed Signage to be May 2024

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## SITUATION/LOCATION

The Old Exchange lies adjacent to Duke Street and Larchfield Street in the heart of Darlington town centre. Occupiers in the Old Exchange include NHS Property Services and Learning Curve amongst a diverse variety of local businesses. Wider commercial amenities are available in close proximity and commercial occupiers in the vicinity include Greggs, Savers and Taylors among others. The location provides swift access to the A167 (North Road) and B6279 (Haughton Road) linking conveniently with the A1(M) and A66 across the wider region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile ground floor suite comprising a large open plan sale/ office/ function space that may suit a variety of business uses subject to any necessary consents.

The property benefits from rear access directly from the car park and has the right to park 3 vehicles.

## TENURE

The property is available by way of a new lease drawn on standard full repairing and insuring terms, for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable towards gas usage, common repairs and upkeep. Further information is available via the Agent.

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

## ACCOMMODATION

Net Internal area	68.39sq.m.	736sq.ft.
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## RATEABLE VALUE

£6,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the local rating authority.

## VAT

VAT is applicable to the rent and service charge.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-94



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