

TO LET - £272.00 per calender month, exclusive

**65 Duke Street
Darlington, DL3 7SD**

Single Ground Floor Office Available

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SITUATION/LOCATION

The property is situated on Duke Street, the main pedestrian thoroughfare into Darlington Town Centre. The area incorporates a diverse variety of business occupiers including both local and regional Retailers, Estate Agents and Solicitors. The location benefits from various public car parking facilities, with Darlington mainline railway station being within walking distance. Darlington lies approximately 24 miles south of Durham and 16.4 miles West of Middlesbrough, both easily accessed from the A1(M) and A66 respectively.

PREMISES

A traditional Victorian brick built property under pitched roof incorporating Gas Central Heating and UPVC Double Glazing with shared facilities.

DESCRIPTION

Single ground floor office.

TENURE

Under Licence

TERMS OF LICENCE

Minimum 12 month agreement with three months written notice to quit thereafter.

ACCOMMODATION

The accommodation briefly comprises:-

Shared Reception Hall with staircase to first floor		
Ground Floor Office	16.58sq.m.	178sq.ft.
Male and Female Wcs		
Shared Kitchenette		

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

TBC.

UTILITIES

The office is individually metered for electricity and the licensee is responsible for payment. Other utilities are split between the occupiers dependant on the size of their demise.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-104

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

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