

TO LET - £6,000+VAT (inclusive of standard utilities)

**Darlington Mowden Park Arena, Neasham Road,
Darlington, DL2 1DL**

Modern Office Suites with parking.

Panoramic views across the playing field.

CARVER
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SITUATION/LOCATION

Mowden Park Arena lies approximately 1.5 miles from Darlington town centre occupying an extensive and prominent corner position adjacent to the A66/ Neasham Road. The immediate vicinity is an expanding residential location providing immediate access to the A66 which in turn links with the A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. Darlington mainline railway station lies approximately 1.5 miles distant and provides direct daily services to London and Edinburgh. Teesside International Airport lies approximately 5 miles east.

ACCOMMODATION

The office suites available comprise former corporate hospitality boxes with panoramic views over the playing field. The suites are accessed via the main reception benefitting from full accessibility with lift/ escalator access to the upper floors. The suites are of a generally rectangular nature incorporating:-

- Integrated facilities
- Data points
- Air conditioning
- Night storage heating
- Glazed doors to spectating area.

WC and kitchen facilities are shared with the main Arena however some suites include hand wash basins. Externally there is an extensive car park providing ample private car parking.

Individual suites are available approx. 180sqft. Larger requirements can be accommodated through amalgamation.

TERMS

Occupation will be provided by way of a Tenancy at Will drawn on internal repairing and insuring terms.

The rent is inclusive of the tenant's contribution to electricity, water, maintenance and communal cleaning.

The incoming tenant will need to arrange telephone and internet connections. Services are available on site.

BUSINESS RATES

Tenants are responsible for the payment of their own business rates (if applicable)

APPLICATION FORM

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.

COSTS

Each part shall be responsible for their own legal costs incurred within

VAT

VAT is applicable to the rent

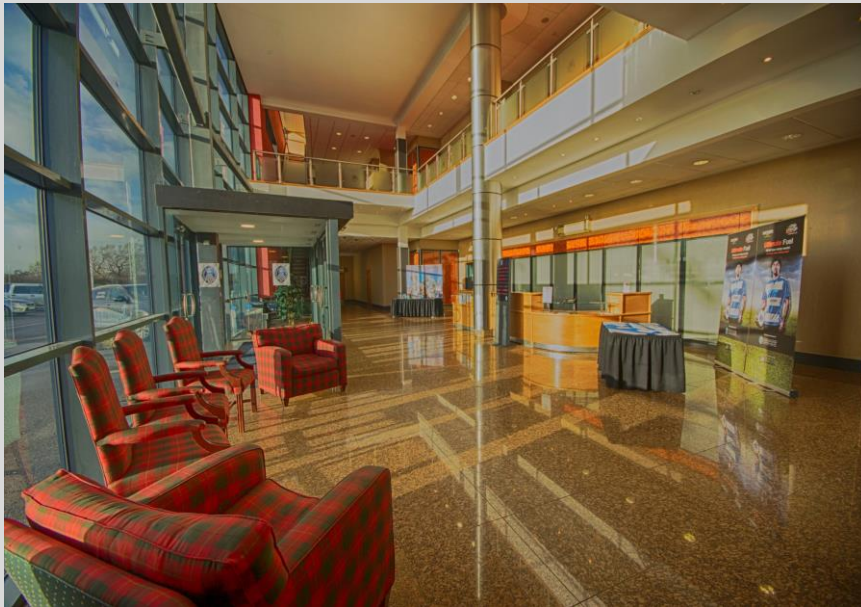
EPC

B-38

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