

TO LET - £15,000+VAT per annum, exclusive

**Darlington Mowden Park Arena, Neasham Road,
Darlington, DL2 1DL (FORMER CROSSFIT)**

Versatile Commercial Premises with Parking – 3,347sq.ft.

Former Concourse Space also available to suit requirements 1,000 – 8,000sq.ft. (approx.)

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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

Versatile commercial premises comprising the former Cross Fit Gym.

The accommodation is open plan incorporating male and female wcs with shower facilities.

There is roller shutter access at the front together with on-site parking.

Gross Internal Area Approx. 3,347sq.ft. (measurements approximate and restricted due to chattels – not to be relied upon)

There is also the former concourse accommodation that is available that may suite a variety of commercial / storage uses. Accommodation can be provided to suit requirements from 1,000 – 8,000sq.ft. with roller shutter access

TERMS

A new lease is available drawn on internal repairing and insuring terms for a term of years to be agreed.

SERVICE CHARGE

A service charge is payable towards utilities, common repairs and upkeep. FURTHER INFO REQUIRED

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

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

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Former Crossfit



Former Crossfit



Available concourse



Available Concourse

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