

TO LET - £325.00 per calendar month, exclusive

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

Self Contained 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 self contained office with kitchenette, WC and 1 parking space to the rear with an EV charging point.

TENURE

Under Licence

TERMS OF LICENCE

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

UTILITIES

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

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Office	13.61sq.m.	146sq.ft.
Kitchenette	4.37sq.m.	47sq.ft.
Net Internal Area	17.98sq.m.	193sq.ft.

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.

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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