

**TO LET – £10,000 per annum, exclusive**

**Office Block 1, Faverdale North, Darlington,  
DL3 0PH**

**Versatile Offices with 10 Parking Spaces – 1,400sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts Faverdale North within a popular and diverse trading estate located approximately 2 miles north of Darlington town centre. Faverdale North incorporates occupiers including Argos and Aldi (Regional Distribution Centres), Lidl and Starbuck among others. Faverdale lies adjacent to the A68 linking swiftly with J58 of 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.

## DESCRIPTION

Self-contained office premises of predominantly brick construction held under a flat felt covered roof.

The property provides office accommodation over ground and first floor comprising a number of office/ meeting rooms with male and female wcs. The property incorporates UPVC double glazing and is heated by way of an oil fired central heating system.

Externally there is forecourt parking for approximately 10 cars at the front.

The property has recently undergone Landlord refurbishment including re-decoration throughout and an electrical re-wire.

## TENURE

Leasehold. 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.

## ACCOMMODATION

Ground Floor	65.69sq.m.	707sq.ft.
First Floor	64.41sq.m.	693sq.ft.
Net Internal Area	130.10sq.m.	1,400sq.ft.

## COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

## 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

£11,000.

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

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE CERTIFICATE

D-98



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

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