

**FOR SALE:- Offers in the Region of £225,000 (NO VAT)**

**First Floor, Newham House, 3 Dudley Road,  
Darlington, DL1 4GG**

**First Floor Modern Office Premises - 2,483 sq.ft.**

**Recently Refurbished with 9 car parking spaces **LONG LEASEHOLD****

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## SITUATION/LOCATION

Dudley Court lies adjacent to Lingfield Way within Yarm Business Park approximately 3 miles east of Darlington town centre. Yarm Road Business Park is Darlington's premier trading estate and incorporates a diverse variety of commercial occupiers including Amazon, Northgate PLC, Mears PLC and EE amongst a range of other established businesses. The location affords swift access to the A66 linking with the A1M 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

First floor office premises comprising an open plan and versatile office suite with male and female wcs.

The suite incorporates skirt trunking, UPVC double glazing and a suspended ceiling with integrated LED lighting and is heated by way of a gas fired central heating system (two boilers).

The office has recently undergone significant refurbishment and has been finished to a good modern specification providing a turn-key opportunity. The floor plate lends itself to sub-division and there are presently two access points.

There is access to the first floor by way of a lift and there are 9 allocated car parking spaces.

The property benefits from a security shutter on the communal entrance at ground floor level.

## TENURE

The property is held long leasehold at a peppercorn rent for a term of 999 years from October 2006.

## SERVICE CHARGE

The lease does include provision for service charge at 50% (of Landlords costs) however we understand from our client that this is administered on an ad-hoc and informal basis with the ground floor occupier. We understand service charge costs to have been very minimal over recent years.

Site service charge TBC

## ACCOMMODATION

Net Internal Area | 230.76sq.m. | 2,483sq.ft.

## RATEABLE VALUE

£17,750. Interested parties are advised to direct further enquiries with respect to rates to the Local Rating Authority.

## VAT

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

## VIEWING

Strictly by appointment only through agents.

## EPC

B - 44



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