

FOR SALE – Offers in the Region of £150,000

**17 Woodland Road, Darlington, Co. Durham
DL3 7BJ**

Well Presented Office Premises with Parking – 1,212sq.ft.

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SITUATION/LOCATION

The property fronts Woodland Road on the periphery of Darlington town centre. Woodland Road is an arterial route to the town centre from the A1(M) comprising a popular commercial district incorporating a variety of established occupiers including offices, retailers and professional services. The location affords swift access to the town centre inner ring road and in turn linking with the A66 and 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. There are a number of public and on street car parking facilities available close by.

DESCRIPTION

Two storey mid-terrace office premises.

The property is of traditional brick construction held under a multi-pitched slate tile covered roof.

Internally the ground floor comprises two office rooms, kitchen, store and wcs. There are three office rooms and a kitchen on the first floor. The property is heated by way of a gas fired central heating system and incorporates UPVC double glazing.

The property has undergone a significant refurbishment by our client in recent years and is very well presented.

Externally there is parking for two vehicles at the rear secured by electrically operated roller shutter door.

TENURE

Freehold

**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
Telephone: 01325 466 945
enquiries@carvercommercial.com**

ACCOMMODATION

Ground Floor	50.45sq.m.	543sq.ft.
First Floor	62.23sq.m.	669sq.ft.
Net Internal Area	112.68sq.m.	1,212sq.ft.

RATEABLE VALUE

£8,300

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-69

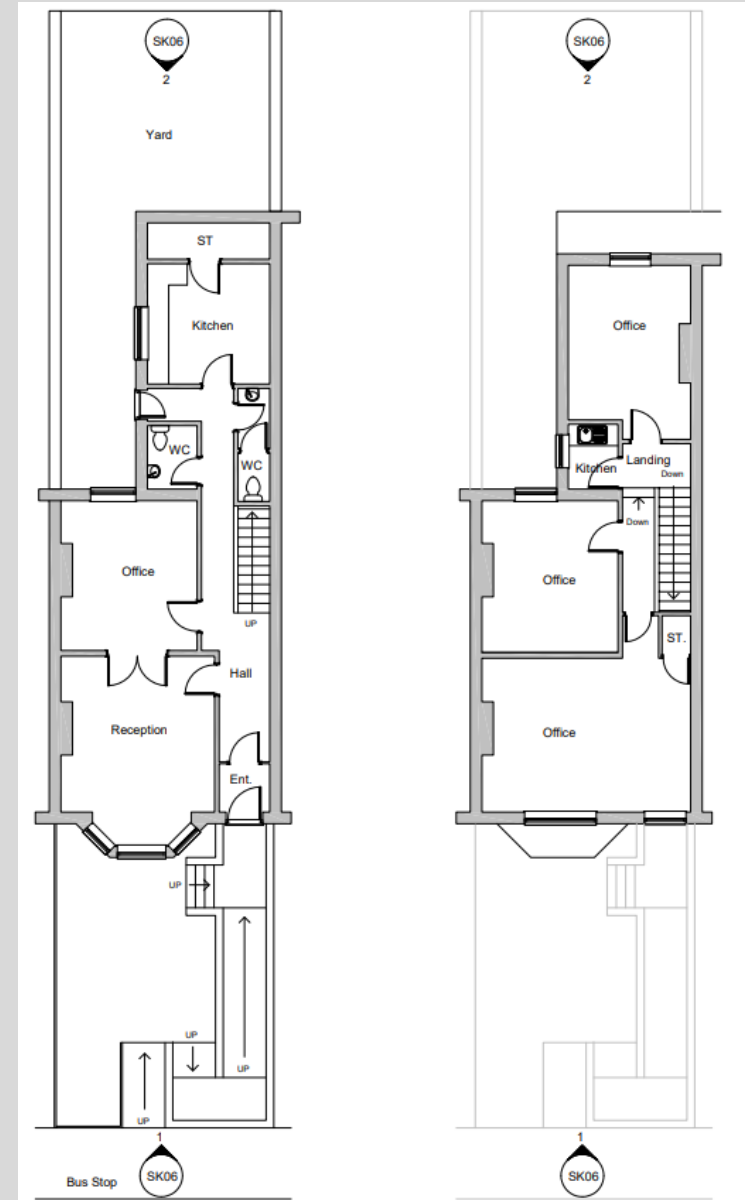


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FLOOR PLANS



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