

TO LET – Rent £7100 per annum, exclusive

**Enterprise House, Valley Street North,
Darlington, DL1 1GY – Suite 1C (Ground Floor)**

119.6sq.m. (1287sq.ft.) - Good On Site Parking

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SITUATION/LOCATION

Enterprise House commands a prominent position on Valley Street North a well established commercial location incorporating a variety of occupiers including Sherwoods Vauxhall Dealership, Jewsons Builders Merchants, Speedy Hire and Smith and Allan Lubricants. Town centre amenities are within walking distance and the inner ring road is close by affording swift access to road networks.

Darlington is one of the principle commercial and regional centres in the North East and benefits from excellent connectivity to regional and national motorways being 3 miles east of Junction 57 of the A1M providing swift access north/south and west (A66) at Scotch Corner. Darlington Railway Station is less than 1 mile distant providing regular services to London and Edinburgh via the east coast line. Teesside International Airport is 3.5 miles to the south east providing European Passenger and Freight Services.

PREMISES

A detached three storey office building incorporating, two storey wings and attached single storey block to the rear. Internal specification generally includes:-

- Main central communal entrance with large reception area and meeting room
- Suspended ceilings
- Platform lift
- Ramped DDA Access to Main Entrance
- Cat 5 internet wiring
- Gas and Electric Heating
- 125 Car Parking Spaces within on site private car park

TENURE

Leasehold

ACCOMMODATION

Suite 1 C is located on the ground floor directly off the main entrance reception area adjacent to the communal fire exit door leading directly to the rear car park. The entrance to the car parking is on the north side of the building and there is an additional personal access from the office suite to the car park. The space is self contained, well presented and predominantly open plan with suspended ceilings and incorporating partition offices and kitchen. There is a gas fired central heating system and UPVC double glazing. The space is versatile and may suit a variety of business uses.

The accommodation briefly comprises:-

Open plan main area, 3 partition offices and kitchen and separate male and female w.c facilities.

Total NIA 119.6sqm (1287sq ft)

Rent £7100 per annum exclusive plus maintenance rent £1.70 psf plus building insurance .

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

The Valuation Office Agency website lists the rateable value for the office suite with effect from April 2017 as follows:-
£8100

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

D-100



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