

TO LET - Rent £12,000 per annum, exclusive

**18 St Cuthberts Way
Darlington, DL1 1GB**

First Floor Offices with Parking

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

The property occupies a prominent position on the fringe of Darlington town centre fronting the inner ring road. All town centre amenities are within convenient walking distance and the location affords swift access to A66 and A1M to surrounding commercial districts. Darlington lies approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle. Darlington mainline railway station is approximately 1 mile distant with regular services to London and Edinburgh.

PREMISES

Self-contained first floor office suite comprising flexible open plan foot plate with a number of demountable partition offices. The offices incorporate a gas fired central heating system, kitchen and wc. Externally there is parking for two cars at the rear.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed. Please note the lease will be excluded from the renewal provisions of the Landlord and Tenant Act 1954 Part 2.

COSTS

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

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	96.75sq.m.	1,041sq.ft.
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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 with effect from April 2017 at £10,500. The property falls within the threshold for small business relief and eligible occupiers should qualify for full rates relief. Interested parties are advised to take up further enquiries with the Local Authority.

DECLARATION OF PERSONAL INTEREST

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In accordance with the Estate Agents Act 1974 Sec 18 and the RICS Code of Practice we declare that a director of Carver Commercial has a personal interest in this property.

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-78



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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