

A two-story red brick building with a gabled roof and multiple windows. The building is set against a clear blue sky. The ground floor has a dark grey roller door and several large windows. The upper floor has more windows. The building is surrounded by green grass and some trees in the background.

TO LET

# Morton House

Morton House, Morton Way, Darlington DL1 4PT

GROUND FLOOR OFFICES  
WITH 30 CAR PARKING SPACES

160.54 - 339.60 sq m  
[1,728.02 - 3,655.39sq ft]



# Morton House

Darlington is located in County Durham, approximately 33 miles South of Newcastle and 60 miles North of Leeds and is one of the principle commercial and regional centres in the North East.

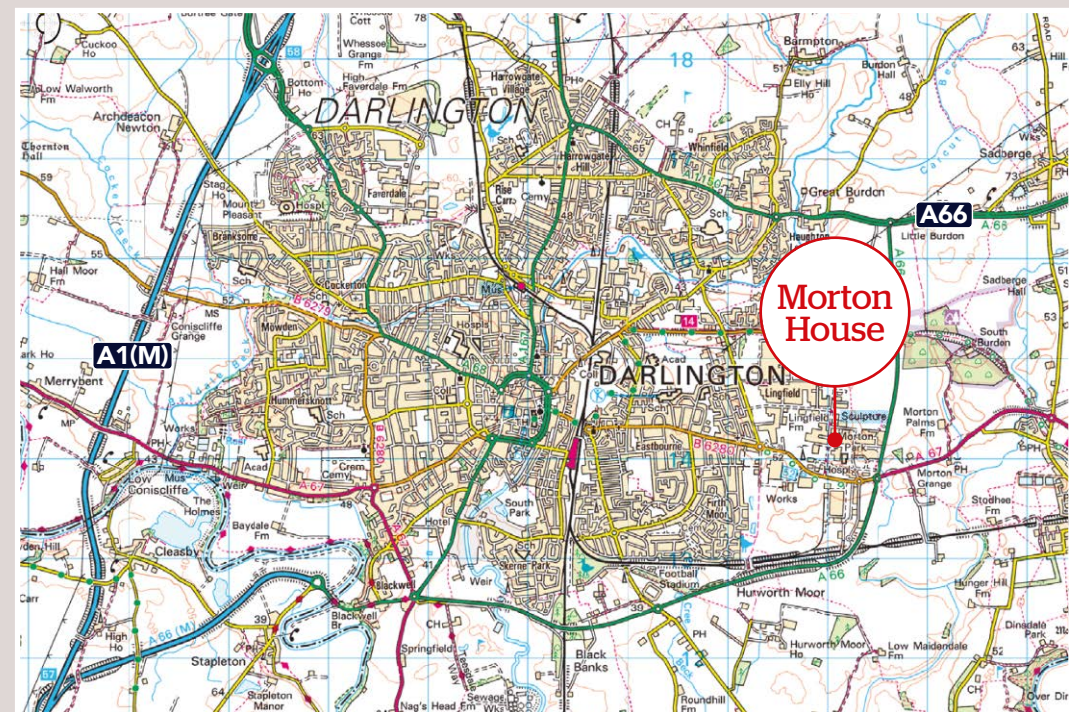
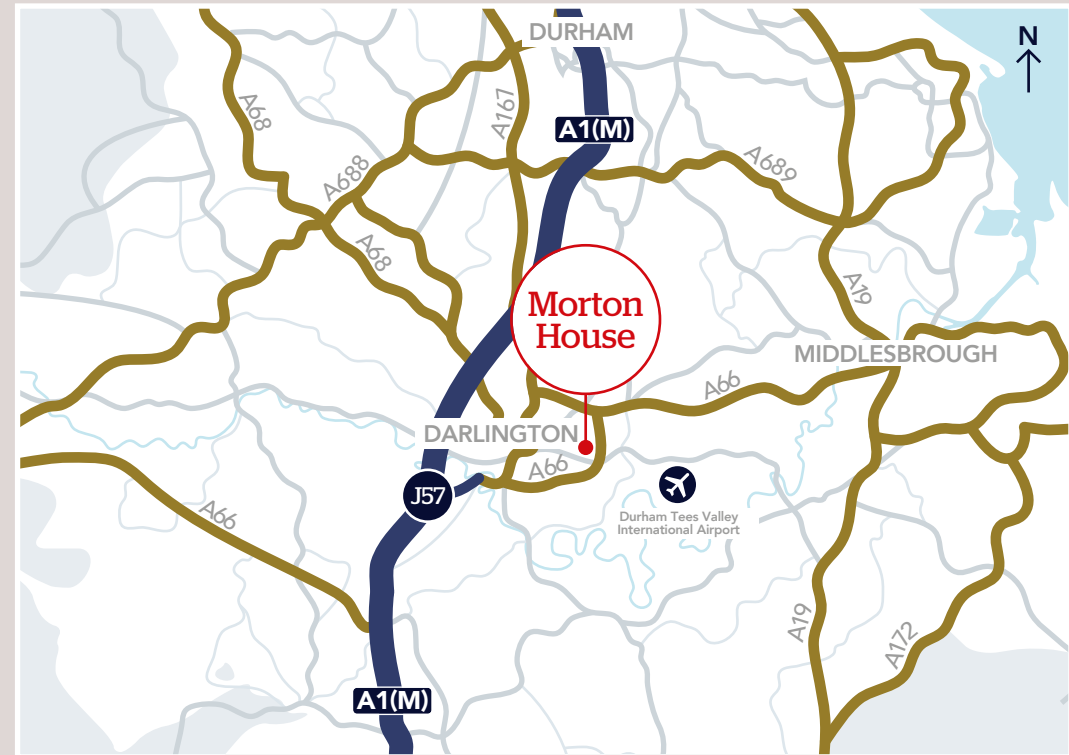
## Location

The immediate area benefits from excellent links to the regional and national motorway network with Darlington being 3 miles East of Junction 57 of the A1(M) motorway providing easy access to Newcastle and the North as well as Leeds / M62 and M1 to the South.

Darlington Train Station provides frequent services to London (fastest journey time of 2 hours 20 minutes) and Edinburgh (fastest journey time of 2 hours) via the East Coast line. The area is further served by Durham Tees Valley International Airport, 3.5 miles to the South East providing both UK and European passenger and freight services.

## Situation

The offices are situated approximately 2.5 miles East of Darlington Town Centre just off the B6280 Yarm Road in Morton Road close to its junction with Lingfield Way. B&Q and Morrisons Supermarket are close by. The property forms part of the 145 acre Yarm Road Business Park with surrounding operators include Darlington Building Society, EE, Northgate PLC. Darlington Retail Park is also close by, which along with Travelodge and Toby Carvery Family Pub, completes a wider retail offer and amenity for immediate office occupiers and businesses.







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## Description

The subject property comprises modern two storey offices of brick construction with dual pitch profile clad roofing system and double-glazed aluminium windows.

A sweep through drive to the front of the property offers excellent access and convenience for future occupants.

### Internal specification including:

- > Raised floors
- > Floor Boxes
- > Suspended metric grid ceiling
- > Modern lighting
- > M/F/D WC and Kitchen on each floor
- > Central Core Lobby with single DDA compliant lift
- > Cat 5 internet wiring
- > Ramped DDA access

30 car parking space are available adjacent in dedicated landscaped private car park.

## Accommodation

The property provides the following approximate net internal floor areas:

	sq m	sq ft
GF Suite 1	179.06	1,927.37
GF Suite 2	160.54	1,728.02
Let to Mears	179.06	1,927.37
Let to Mears	160.54	1,728.02
<b>Total</b>	<b>339.60</b>	<b>7310.76</b>

## Planning

The property has benefit of a planning consent to create an extension to form a 2 storey wing on the southern gable, which would increase the available floor area to approximately 929 sq m (10,000 sq ft).

## Terms

The property is available by way of a new FRI lease at a commencing rental of £10.00 psf for a term of years to be agreed, subject to 5 yearly upward only rent review.

## VAT

The property has been elected for VAT.

## Rates

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

**Rateable Value £43,500.**  
**The UBR 2017/2018 49.8p**

**The building will be reassessed for rating purposes on the split.**

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

## EPC

The Energy Performance Certificate rating for the property is C (64).





To A1 (M) Scotch Corner  
11 miles / 10 mins

whesoe

Disclosure &  
Barring Service

NORTHGATE

Cummins

E E

highways  
england

Yarm Road

Morrisons  
Since 1889

Morton House  
(62 Car Parking Spaces)

A66

To Stockton via A66  
10 miles / 15 mins

amazon.co.uk



# Morton House



## Viewing

Strictly by appointment through the agents:



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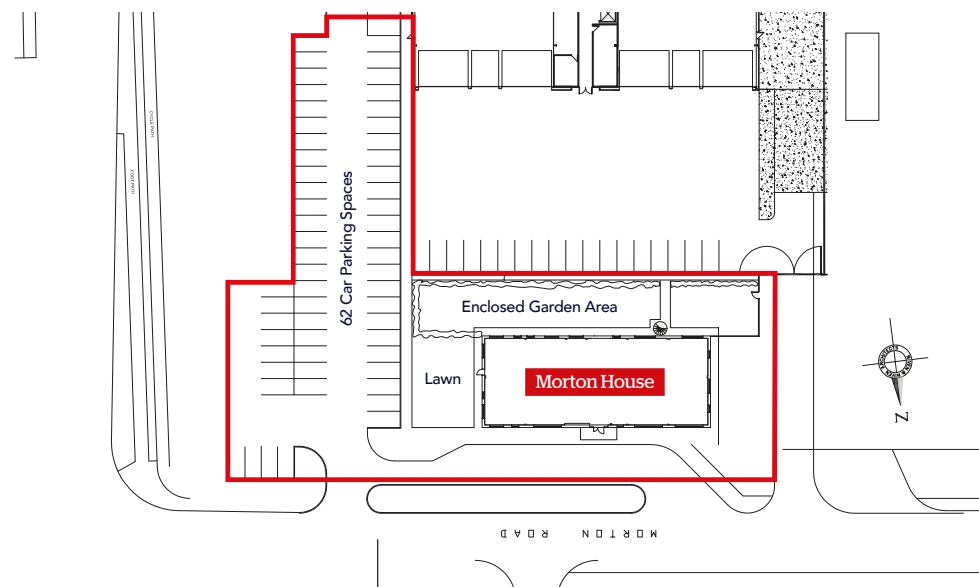
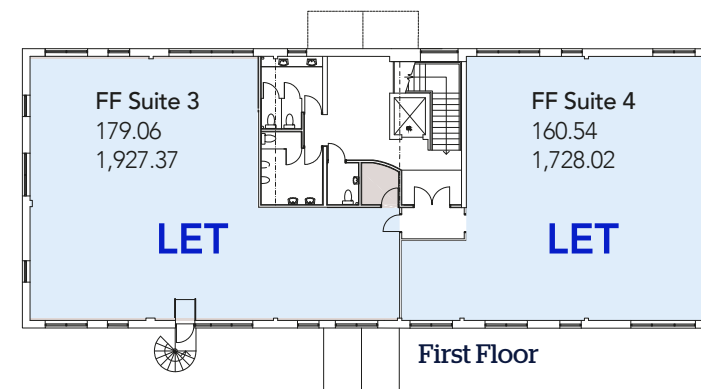
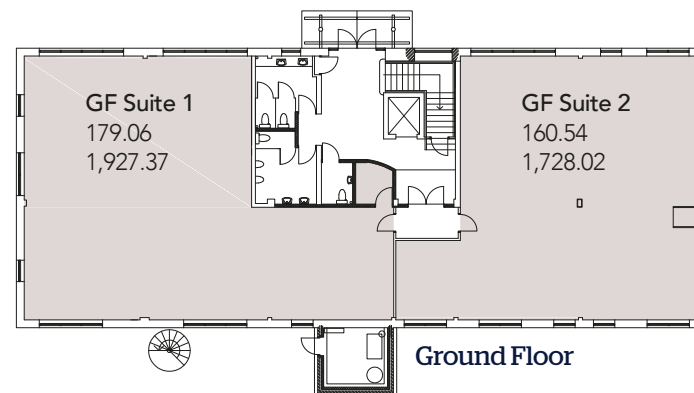
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Please note that the plan shows present tenant's internal layout and are for guidance only