

Birch House

Eastmount Road,
Darlington, DL1 1LA



TO LET

Ground and
First Floor Offices

Birch House, Eastmount Road, Darlington, DL1 1LA

**Asking Rent
from**

£50.00 per week

Inclusive of service charge, gas, electric,
business rates etc



SITUATION/LOCATION

Birch House is a detached office block providing self-contained ground and first floor office accommodation with the benefit of car parking. Birch House is situated just off Eastmount Road close to the town centre ring road providing excellent communication links via the A66 and A1(M). Durham Tees Valley International Airport lies approximately 4 miles to the east and the town centre and mainline railway station is approximately 10 minutes walking distance.

PREMISES

The offices are ground and first floor open plan incorporating some partition areas. The accommodation incorporates gas fired central heating and is well equipped to accommodate IT installations and telecommunications. The rent includes service charge, gas, electric and business rates. Birch House has shared kitchen facilities, male and female wc's and disabled wc.

ACCOMMODATION

First Floor

Suite 2A: 30sqm (532 sqft) From 130.00 per week

TENURE

Leasehold

COSTS

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

Assignment of the lease/granting of the tenancy is subject to landlord's consent. The purchaser of the business/prospective tenant will be required to provide as a minimum, satisfactory references for the landlord's approval and may require additional information depending upon the experience and trading history of the purchaser/prospective tenant. The purchaser/prospective tenant is advised to take their own solicitors advice for guidance in this regard.



APPLICATION FEE

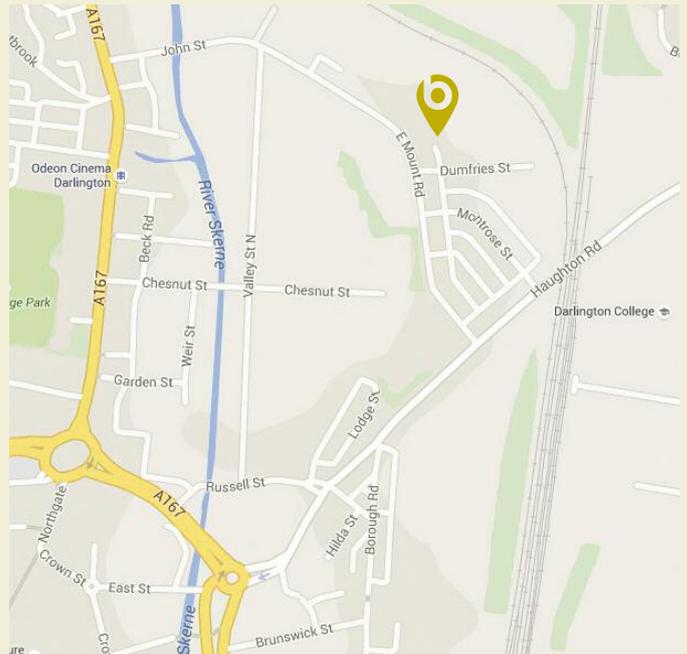
Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

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.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars.

For more details contact:



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