

Enterprise House

Valley Street,
Darlington, DL1 1GY



TO LET

Versatile Ground, First
or Second Floor Offices

Enterprise House, Valley Street, Darlington, DL1 1GY

Office Suites from 900 sqft to 3,254

Asking Rent from

£5.00 per sqft

exclusive, plus service charge £1.20 per sqft



SITUATION/LOCATION

The premises are located close to the town centre in a recognized office location and within walking distance of amenities

PREMISES

Range of office suites incorporating suspended ceilings, gas central heating, wc's, perimeter trunking, Cat 5 cabling, Cat 2 lighting and DDA compliant. Excellent natural light. Separate meeting room available in main foyer for the use of tenants

ACCOMMODATION

Ground Floor

Suite 1C/1L 217 sqm (2,332 sqft) From £7.00 per sqft
Suite 1D 109 sqm (1,170 sqft) From £7.00 per sqft
Suite 1F 84 sqm (900 sqft) From £7.00 per sqft
Suite 1J 302 sqm (3,254 sqft) From £5.50 per sqft

First Floor

Suite 2A 260 sqm (2,800 sqft) From £5.50 per sqft

Second Floor

Suite 3A 240 sqm (2,590 sqft) From £5.00 per sqft

The accommodation incorporates kitchen facilities and wc's.

AGENTS NOTE

Suite 1C/1L can be split
Suite 2A/3A can be combined

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.

RATEABLE VALUE

We are advised by Darlington Borough Council that the property is listed in the current rating list from April 2010 at:

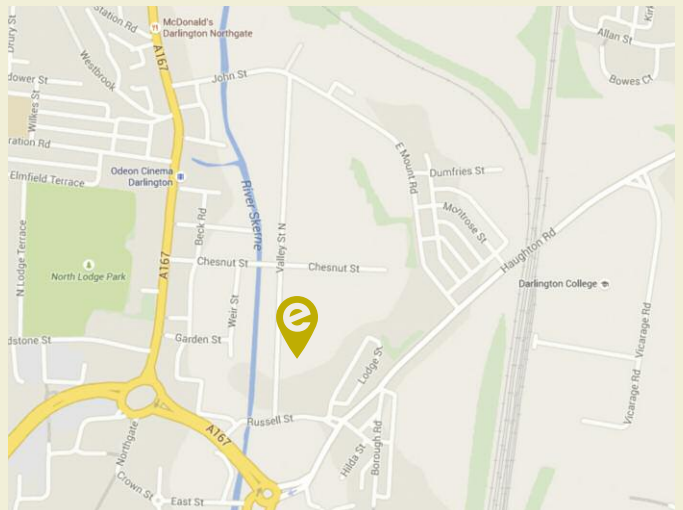
Suite 1C/1L	£7,500 and £6,000
Suite 1D	£7,100
Suite 1F	£4,700
Suite 1J	£17,750
Suite 2A	£15,550
Suite 3A	£9,800

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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