

# Oakwood House

Eastmount Road,  
Darlington, DL1 1LA



## TO LET

### Versatile Ground and First Floor Offices

Oakwood House, Eastmount Road, Darlington, DL1 1LA

Total Net Internal Area 8,177sqft (759sqm)  
Available as a whole or up to 3 suits from 1867sqft

### Asking Rent from

# £5.50 per sqft

exclusive, plus service charge £1.25 per sqft



## SITUATION/LOCATION

The offices are situated within an established commercial location and form part of a modern building incorporating A E Burt and Company on the ground floor. Darlington town centre lies approximately 0.9 miles distant.

## PREMISES

The offices are ground and first floor open plan incorporating some partition areas, access to the first floor is via a shared lift. The accommodation incorporates gas fired central heating, suspended ceilings and is well equipped to accommodate IT installations and telecommunications. Air conditioning to part. The accommodation incorporates kitchen facilities, male and female wcs and disabled wc.

## ACCOMMODATION

### Ground Floor

Suite 1: 4,070 sqft, 375 sqm From £6.50 sqft  
Suite 2: 1,867 sqft, 173 sqm From £5.50 sqft  
Suite 3: 2,240 sqft, 208 sqm From £5.50 sqft

## AGENTS NOTE

The floor space is capable of being split into three separate self contained offices of 4,070sqft on the ground floor and 2,240sqft and 1,867sqft on the first floor which can be joined as required.

The ground floor showroom presently occupied by Burts may be available providing further space of approximately 5,800sqft if required, and can be joined to the other available ground floor offices

## 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 1: Ground Floor £30,000  
Suite 2: First Floor £10,500  
Suite 3: First Floor £11,250

## VAT

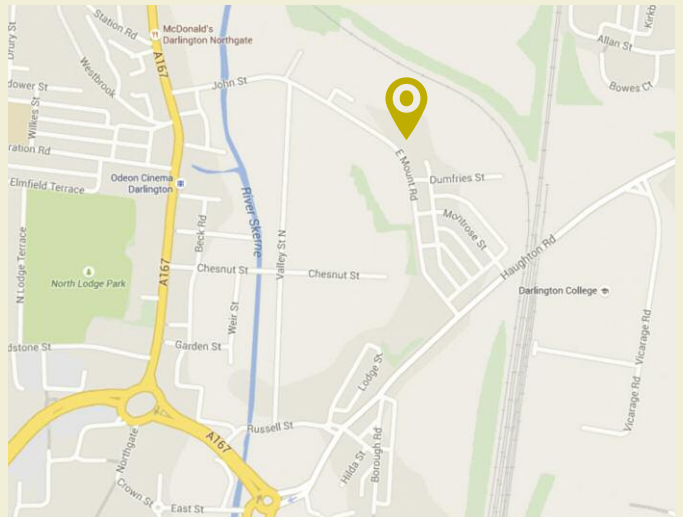
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## EPC

Suite A: TBC  
Suite B: C57  
Suite C: TBC



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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