



**NEWS WEBSTER**  
PROPERTY CONSULTANTS

Tel: 0113 433 0117

Web: [newswebster.com](http://newswebster.com)



Prime location in Darlington

National occupiers and independent traders

Car Parking – 400 spaces

Footfall c 3.6million per annum.

Various sized units available

#### **Location**

Darlington is an historic market town in the north east situated 16 miles west of Middlesbrough and approximately 20 miles south of Durham with a population is approximately 99,000. The Cornmill Centre is the principal shopping location within Darlington accommodating key retailers such as **Primark, Next, Body Care, H Samuel, Waterstones, Tesco, Greggs** and **HMV**.

Darlington is the 7th fastest growing economy in the UK – over £500 million of public and private sector investment has been attracted into Darlington over the last 5 years.

The Darlington Economic Campus supports the wider Places for Growth programme which aims to move 22,000 civil service positions which include the following departments: • HM Treasury • Department for International Trade. • Department for Education. • Department for Business, Energy and Industrial Strategy. • Department for Levelling Up, Housing and Communities. • The Office for National Statistics

#### **Tenure**

The units are available on an effective full repairing and insuring basis for a term to be agreed.

Short term leases are available – please contact the agents for further details.

More information can be found on the following video link: [Cornmill Shopping Centre, Darlington on Vimeo](#)

Contact:

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UNIT	SIZE	RENT (PAX)	SERVICE CHARGE	RATES PAYABLE
8	GF 1,108 sqft FF 258 sqft	£35,000	£6,840	£8,483
17	GF 2,270 sqft FF 1,480 sqft	£45,000	£21,118	£13,722
24	GF 3,533 sqft FF 5,912 sqft	£TBC	£44,014	£24,825
27	GF 483 sqft FF 346 sqft	£17,000	£4,399	£4,191
30	GF 1,208 sqft FF 258 sqft	£35,000	£6,937	£8,857
32	GF 1,505 sqft	£35,000	£6,840	£8,483
48	GF 1,144 sqft	£25,000	£5,293	£5,364
50-51	GF 2,947 sqft FF 258 sqft	£45,000	£18,544	£12,928

**VAT**

All prices/rents and service charges are quoted exclusive of VAT which is payable in addition.

**Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in any transaction.

**EPC**

Energy Performance Asset Rating – Available upon request.

**Anti-Money Laundering**

In accordance with Anti-Money laundering regulations, potential tenants will be required to provide proof of identity once terms have been agreed.

**Viewings**

Strictly via the sole letting agent Newns Webster (0113 413 0117).

**SUBJECT TO CONTRACT AND VACANT POSSESSION**

Details prepared November 2023

Contact:

Jonathan Newns

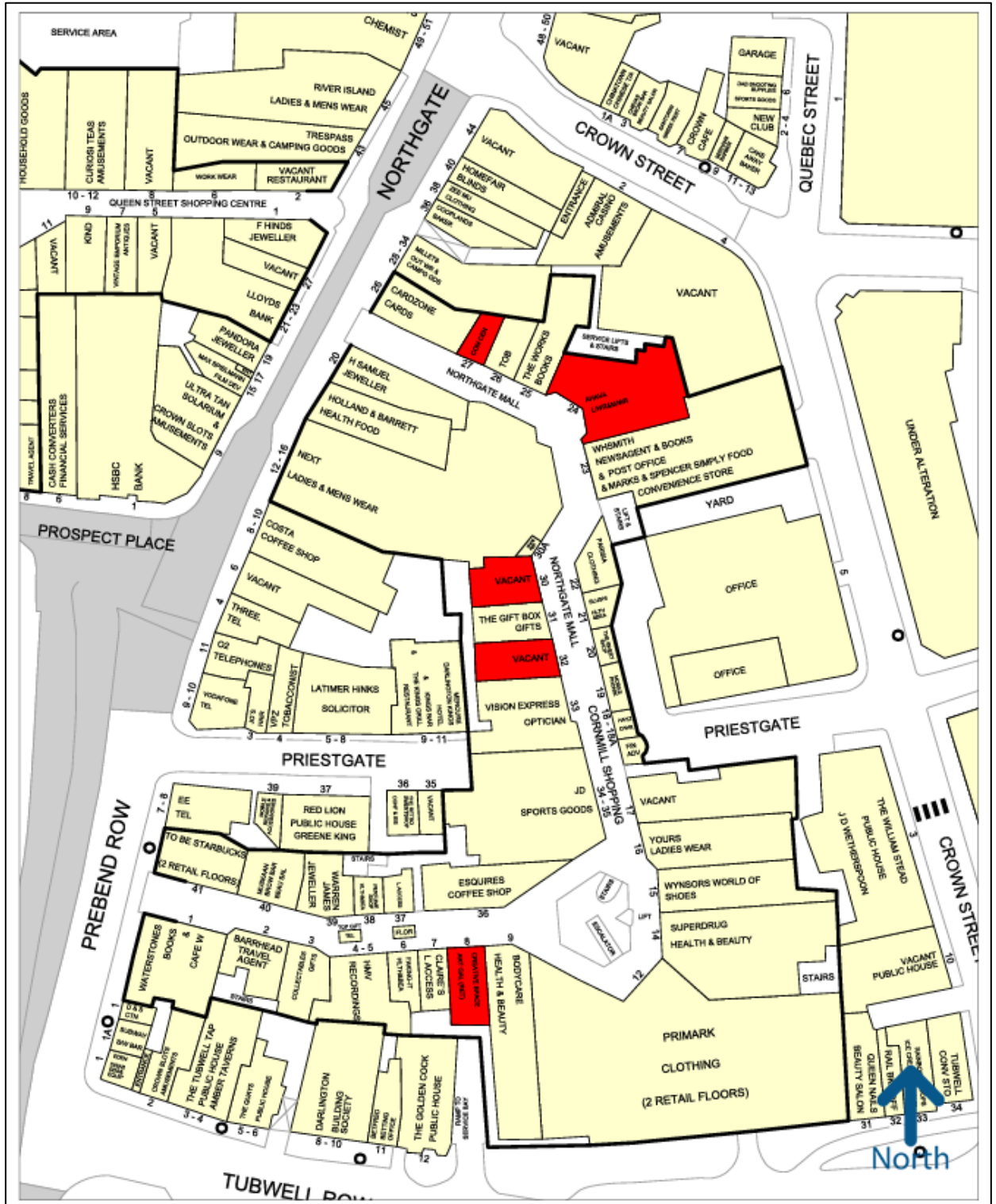
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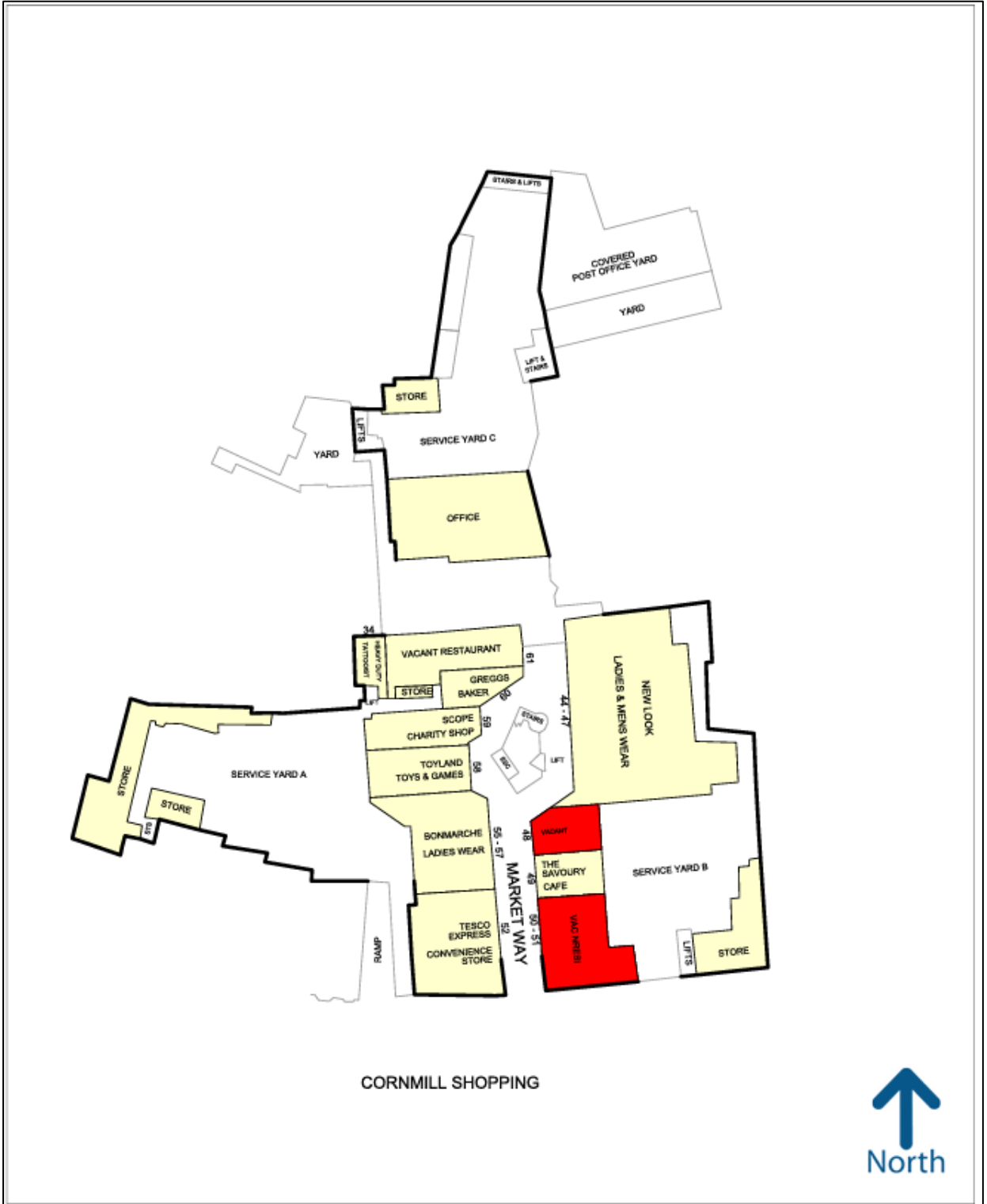
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