

Beaumont House

BEAUMONT STREET, DARLINGTON DL1 5RW

For Sale / To Let



savills

DESCRIPTION

Beaumont House provides 11,532 sq ft of highly efficient office accommodation arranged over four floors, with excellent natural light and capable of fully open plan layout.

The building benefits from a modern ground floor reception area, accessed from a private courtyard car park providing 20 spaces (allocated pro-rata) with controlled barrier access.

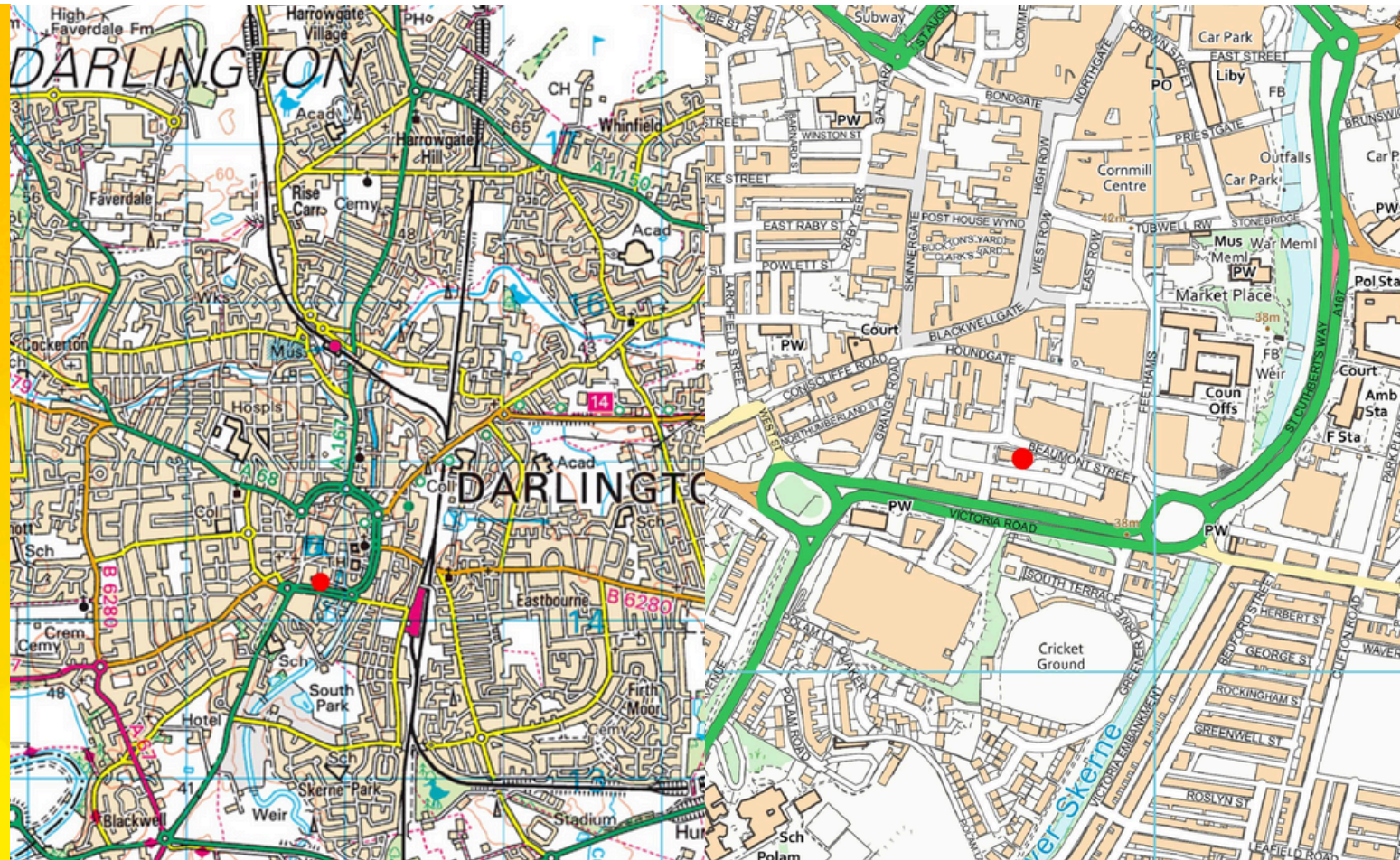
Following a comprehensive refurbishment in 2010 the building is fully decarbonised with an electric VRF cooling system and benefits from an EPC B rating.

The available accommodation provides a range of existing layouts to provide a mix of open plan, private offices and larger meeting rooms, with a kitchenette on each floor.

SPECIFICATION

The accommodation has been fitted to the following specification:

- Suspended ceilings
- LG7 lighting
- On-site parking
- WC's on each floor
- Excellent public transport links
- Passenger lift serving all floors
- Kitchenette on each floor



LOCATION

Beaumont House is located within the Darlington Town Centre, just off the A167, adjacent to the Darlington Economic Campus at Feethams House.

The property is situated amongst a diverse range of businesses, restaurants, retailers, bars, and cafés, at the heart of a vibrant town centre.

Beaumont House benefits from being within 5 min walking distance of Darlington Station, which is undergoing a £140 investment to upgrade the facilities greatly improving the user experience and leveraging the benefit of being located on the East Coast Mainline.

Beaumont House is also conveniently located in the town centre for access by bus, car or via the towns cycle network.

Beaumont House Beaumont Street, Darlington, DL1 5RW



ACCESS

Darlington Town centre is easily accessible via public transport, car or on foot. Beaumont House is adjacent to the A176 inner ring road which provides access to the A1 and A66: key arterial routes to the North and South of the UK.

TRAVEL TIMES			
	Miles	Car	Train
Middlesbrough	16.2	24 mins	29 mins
Newcastle upon Tyne	36.5	51 mins	26 mins
Sunderland	31.3	53 mins	1 hr 11 mins
York	56.3	1 hr 14 mins	21 mins
Leeds	67.9	1 hr 15 mins	51 mins
Teesside International Airport	7.0	14 mins	43 mins
London	256	4 hrs 57 mins	2 hrs 10 mins
Edinburgh	157	3 hrs 8 mins	2 hrs

AVAILABILITY

To Let

All suites are available fully furnished and by way of a new effectively full repairing and insuring lease for a term to be agreed

For Sale

The Landlord will also consider a sale of the freehold interest in the property, subject to an existing lease of the part first floor.

The building offers a rare opportunity for an investor or owner occupier to take advantage of acquiring a landmark Town Centre office building adjacent to the HM Treasury HQ.

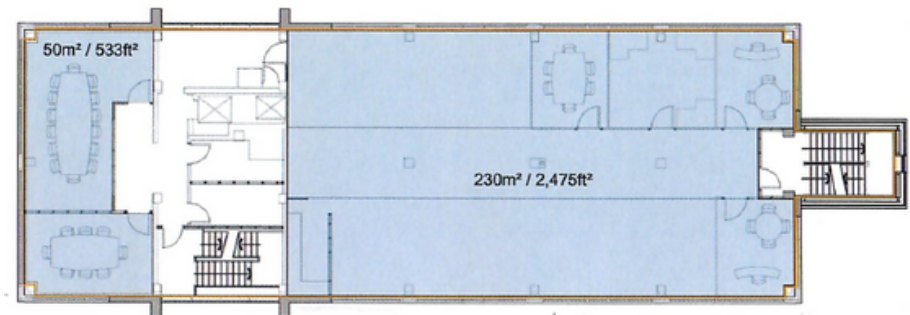
Please contact us for further details.

ACCOMMODATION

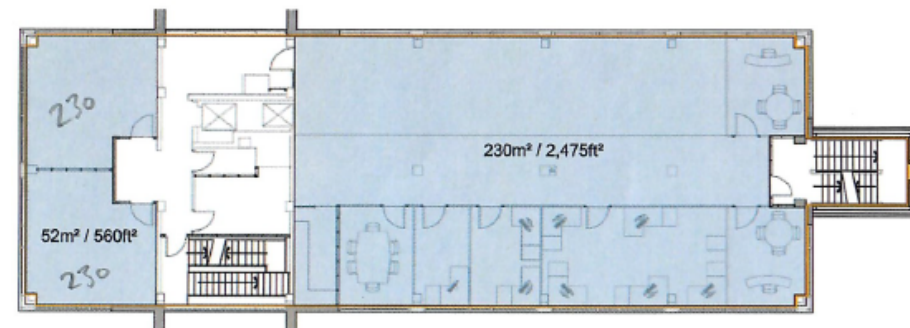
The available accommodation is set out in the table below and is available as a whole or on a floor by floor basis providing the following Net Internal Areas:

FLOOR	M2	SQ FT
Ground	196	2,110
Second	280	3,014
Third	282	3,035
Total	758	8,159

SECOND FLOOR



THIRD FLOOR



Beaumont House Beaumont Street, Darlington, DL1 5RW

RENT

The accommodation is available as a whole, or on a floor by floor basis at a quoting rent of £15.50 per sq. ft, including parking.

PURCHASE PRICE

Offers are sought for the Freehold interest, please contact us to discuss further.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Darlington Borough Council.

SERVICE CHARGE

A service charge will be levied to allow for maintenance and repair of the common parts. Further details are available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

CONTACT

For further information please contact:



Greg Davison

greg.davison@savills.com
07977 587 303

Emma Young

emma.young@savills.com
07977 097 760



IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 30.06.2025