

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.

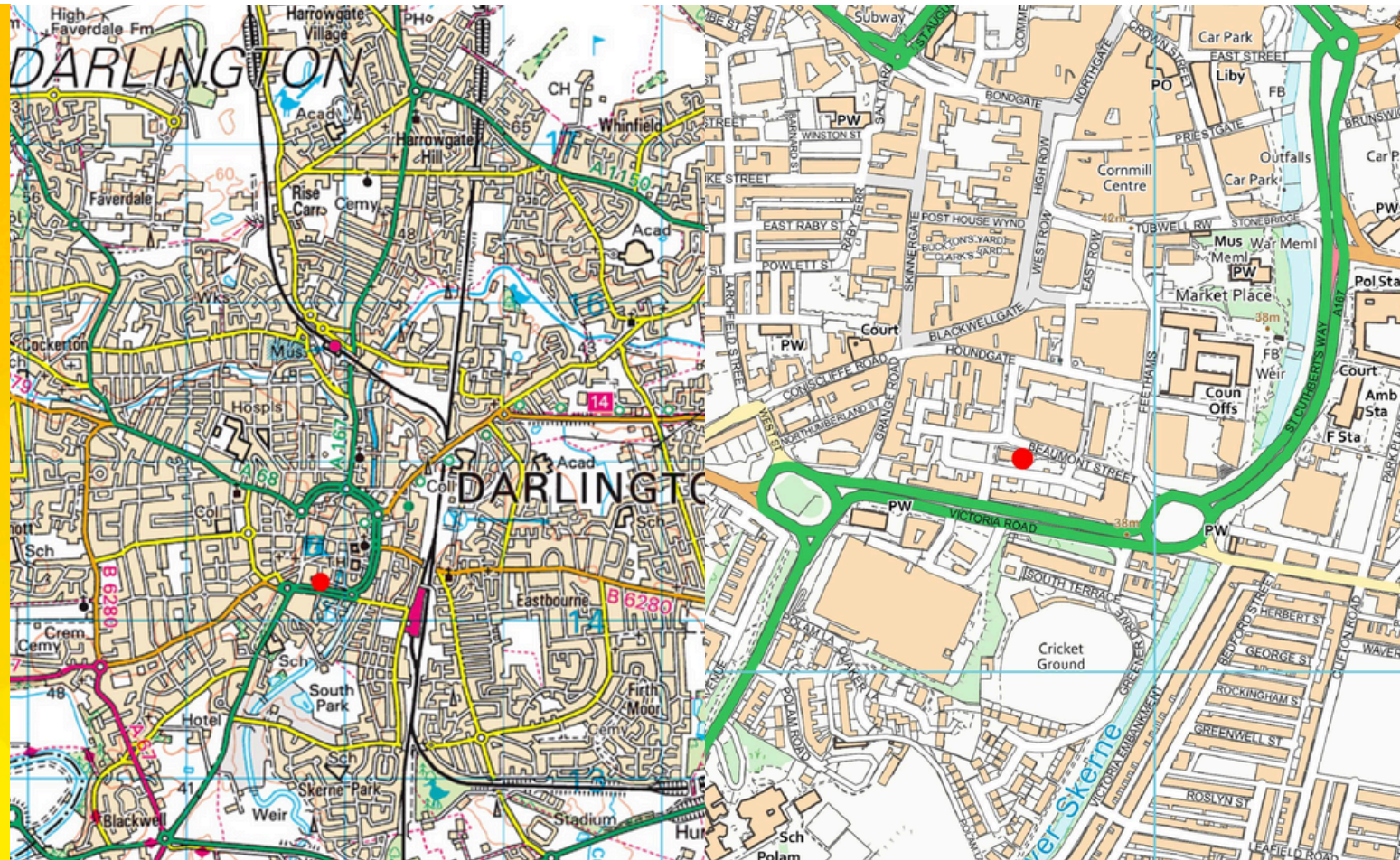
Following a comprehensive refurbishment in 2010 the building is fully decarbonised with an electric VRF cooling system and benefits from an EPC B rating.

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.

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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.

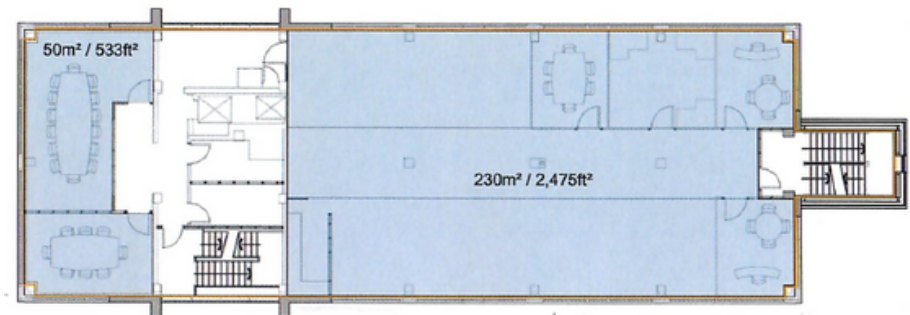
Please contact us for further details.

ACCOMMODATION

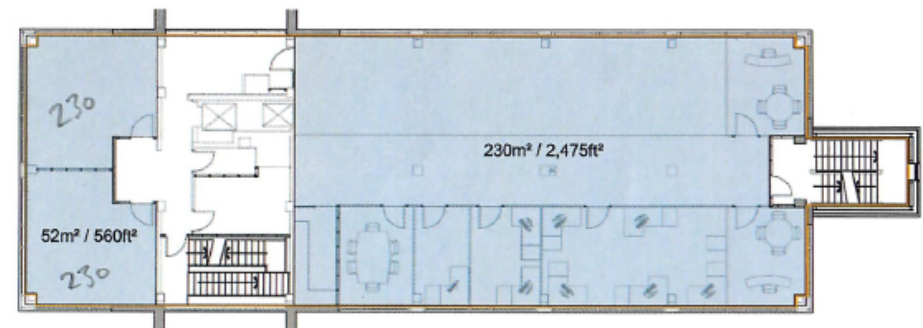
The available accommodation is set out in the table below and is available as a whole or on a floor by floor basis providing the following Net Internal Areas:

FLOOR	M2	SQ FT
Ground	228	2,454
Second	280	3,014
Third	282	3,035
Total	790	8,503

SECOND FLOOR



THIRD FLOOR



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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:



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