
TO LET



Darlington Railway Station, Bank Top, Darlington DL1 4AA

New Retail Opportunities

- ✔ **£140m New Station Buildings**
- ✔ **2 New Service Shell Retail Units**
- ✔ **Due for completion Autumn 2025**
- ✔ **Footfall in the region of 2.7m per annum**

[Link to Station Videos](#)

[Video 1](#)

[Video 2](#)

STATION REDEVELOPMENT

Darlington Station is being redeveloped with investment of £140m to create new modern station buildings, with 2 new platforms, new customer facilities including 3 new retail opportunities together with a 653 space multi-storey car park. The new buildings will be connected to the current Grade II* Listed Victorian station via a new footbridge.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1	1,593	148
Unit 2	850	79
Unit 3	387	36

LOCATION

The new building will be located on the East Side of the East Coast Mainline providing direct access from Neasham Road and in close proximity to Darlington Business Central and Teesside University. Annual passenger numbers are in the region of 2.7m per annum and growing each year. The station is serviced by LNER, Northern, TransPennine Express and Cross Country.

Other retailing located within the original station buildings include WHSmith, Costa and Cafe Local.

RETAIL UNIT DESCRIPTIONS

Retail Unit 1 - 148 sq m - will be located within the concourse of the new station building, on the unpaid side of the new ticket gateline. The serviced shell (100amp 3 phase electricity, water and drainage) will have a glazed frontage facing on to the new booking hall. The unit will comprise of 118 sq m sales space, 11 sq m storage, 11 sq m staff back of house and 8 sq m staff WC with the remainder back of house and storage.

Retail Unit 2 - 79 sq m - will be located on the access route from the concourse and Multi Storey Car Park to the new footbridge & station platforms, and will be on the paid side of the new ticket gateline. The unit will be serviced with a 63 amp 3 phase electricity supply, water and drainage.

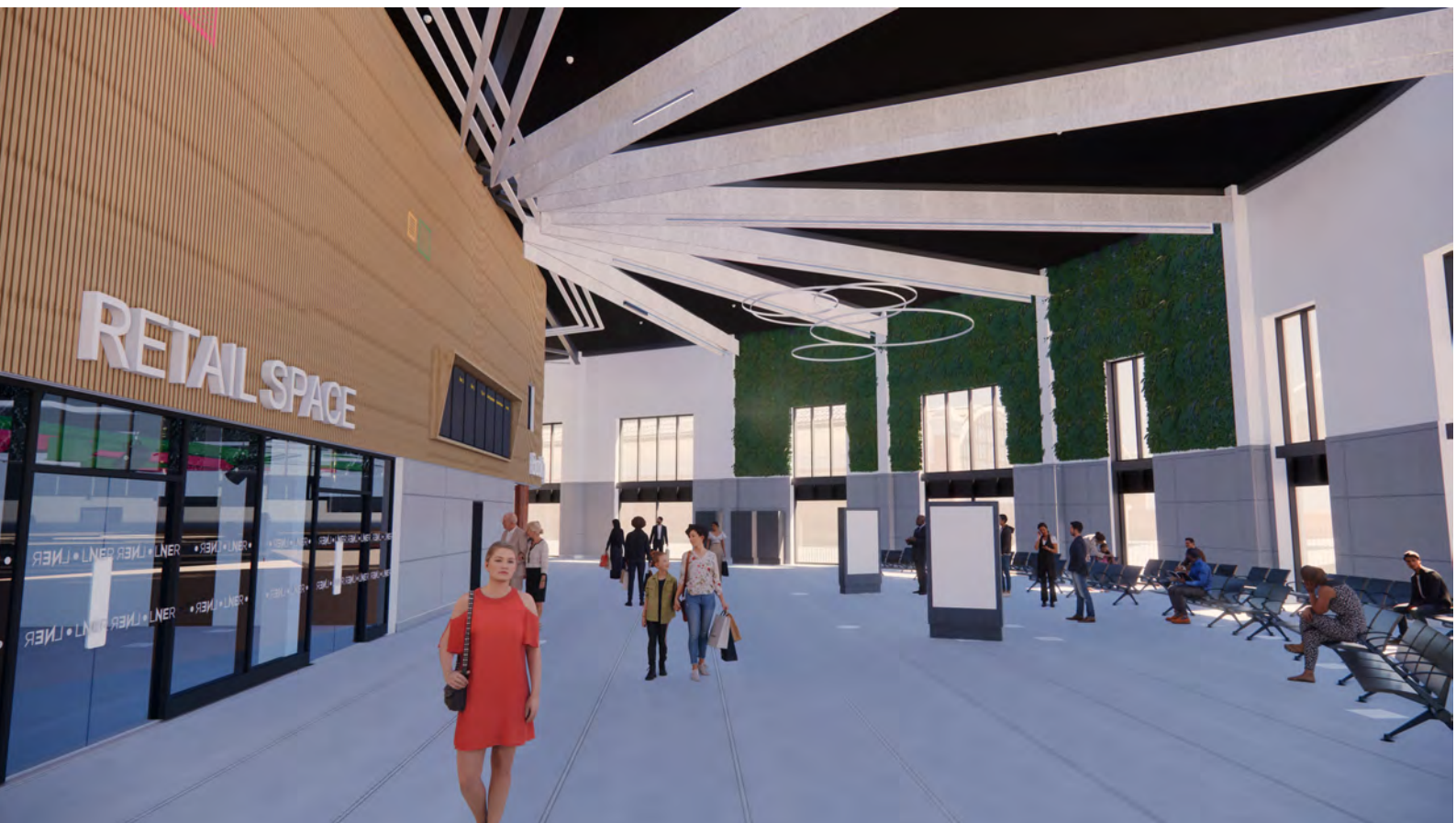
Retail Unit 3 - space measuring 36 sq m - will be located on the paid side of the ticket gateline at first floor level and adjacent to the new over-bridge will be available for siting a retail kiosk (circa 14 sq m) with potential for an external seating area.

AVAILABILITY

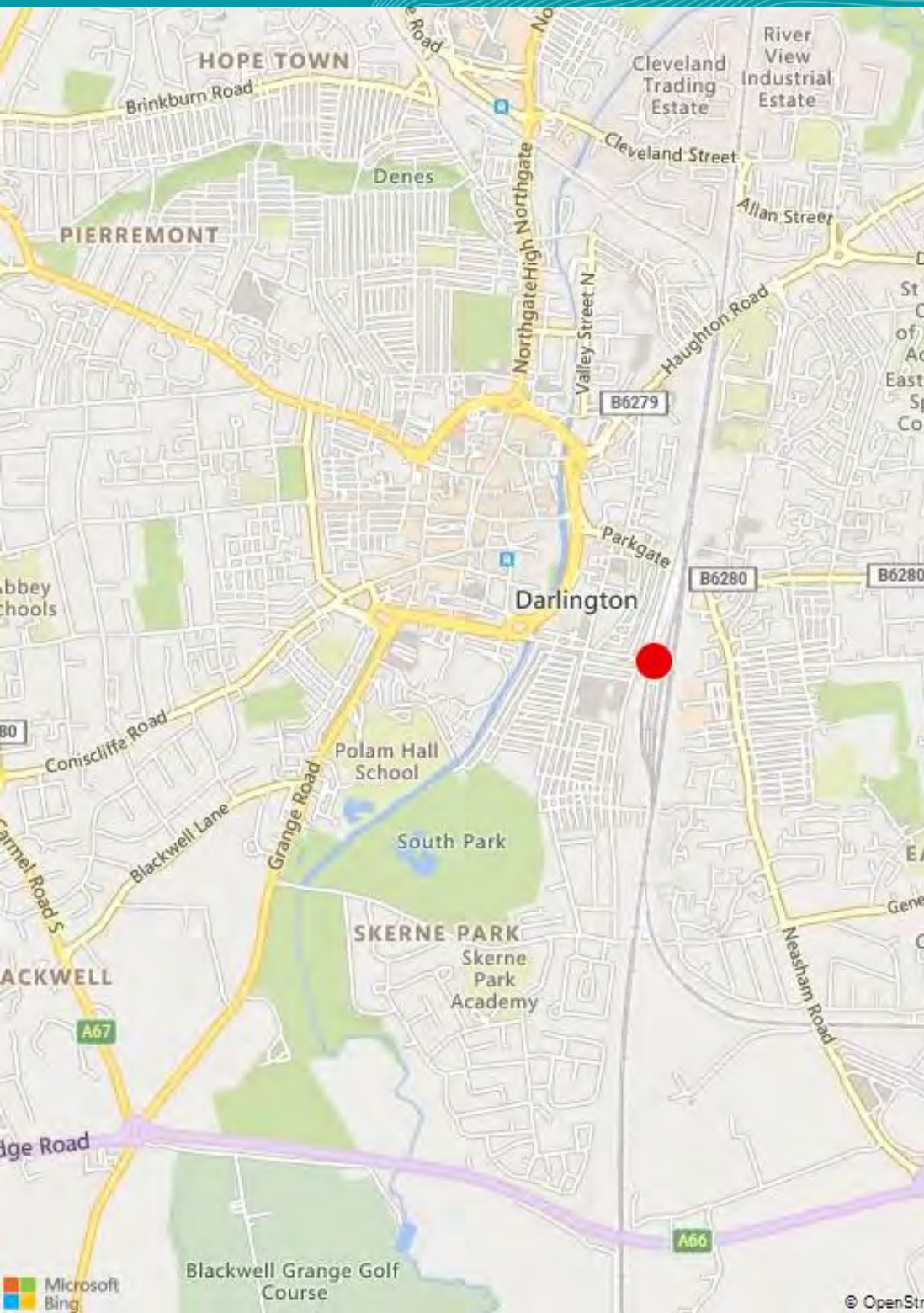
The station is due for completion in Autumn 2025. The retail units will be ready to handover in Summer 2025.



Retail Unit 2 (View from top of escalator adjacent to retail kiosk 3)



Retail Unit 1 (View from Concourse)



LEASE TERMS

For all 3 opportunities the Landlord is offering a standard form 6-9 year lease (contracted out of Sections 24-28 of the Landlord and Tenant Act 1954). A service rent equivalent to 7.5% of the MGR will be payable.

The Lessee will be expected to fit out the premises to a high standard and will be expected to submit details plans and specifications for Landlord approval.

The Lessee will also be responsible for the payment of business rates (to be confirmed by Darlington Council) and utilities consumption.

RENT

Unit 1 - Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a minimum guaranteed rent (MGR) in the region of £50,000 per annum exclusive.

Unit 2 - Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a minimum guaranteed rent (MGR) in the region of £30,000 per annum exclusive.

Unit 3 - Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a minimum guaranteed rent (MGR) in the region of £20,000 per annum exclusive.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

An EPC will be provided on completion of construction of the new retail units.

VIEWING & FURTHER INFORMATION

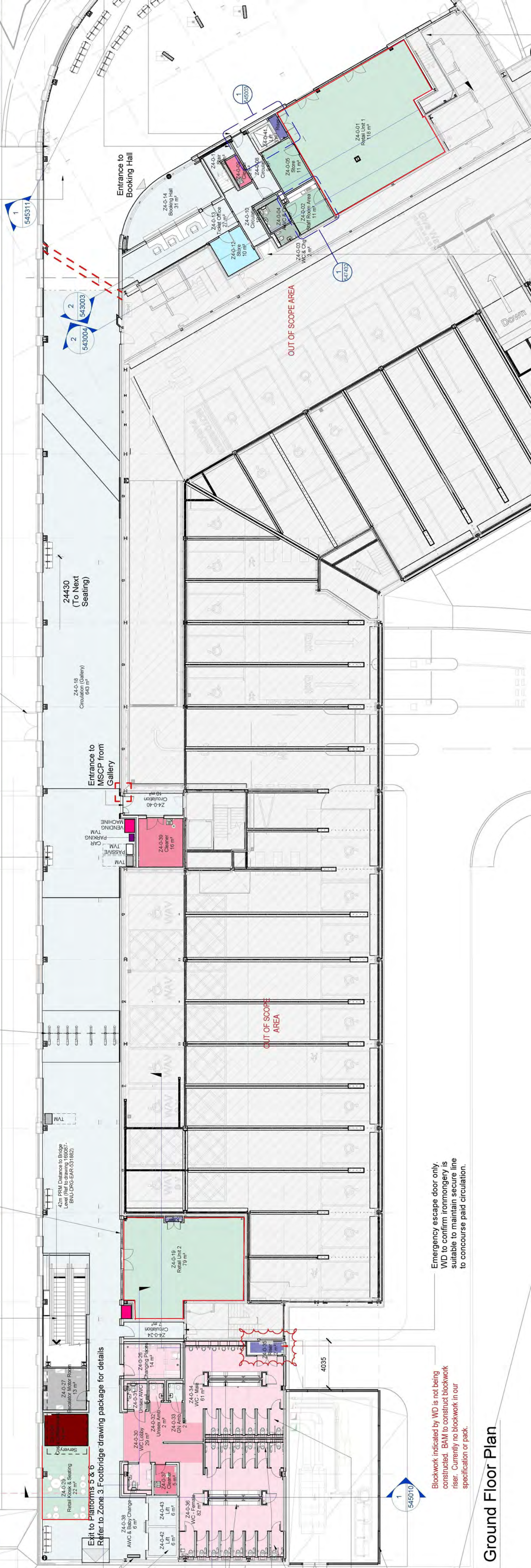
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**Lambert
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Hampton**

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545311

543003

543004

24430
(To Next Seating)

Z4-0-18
Circulation (Gallery)
645 m²

Entrance to
MSCP from
Gallery

Z4-0-39
Cleaner
16 m²

Z4-0-40
Circulation
10 m²

Z4-0-14
Booking Hall
31 m²

Z4-0-13
Ticket Office
27 m²

Z4-0-12
Store
10 m²

Z4-0-11
Stair
5 m²

Z4-0-10
Circulation
5 m²

Z4-0-09
Circulation
5 m²

Z4-0-08
Circulation
5 m²

Z4-0-07
Circulation
5 m²

Z4-0-06
Circulation
5 m²

Z4-0-05
Store
11 m²

Z4-0-04
AVC & Cng
5 m²

Z4-0-03
WC & Cng
3 m²

Z4-0-02
Staff Room Area
11 m²

Z4-0-01
Retail Unit 1
118 m²

42m PRM Distance to Bridge Level (Ref to drawing 169087-BNU-DRG-EAR-531882)

Z4-0-36
Retail Kiosk & Seating
22 m²

Z4-0-35
Escalator Motor Room
13 m²

Z4-0-34
WC - Male
61 m²

Z4-0-33
Gy Ambu
2 m²

Z4-0-32
Unisex Amb
2 m²

Z4-0-31
Unisex AWC
6 m²

Z4-0-30
WC Lobby
29 m²

Z4-0-29
Changing Places
14 m²

Z4-0-28
Circulation
2 m²

Z4-0-27
Retail Unit 2
79 m²

Z4-0-26
Circulation
2 m²

Z4-0-25
WC - Female
82 m²

Z4-0-24
Lift
6 m²

Z4-0-23
Lift
6 m²

Z4-0-22
Lift
6 m²

Z4-0-21
Lift
6 m²

Z4-0-20
Lift
6 m²

Z4-0-19
Lift
6 m²

Z4-0-18
Lift
6 m²

Z4-0-17
Lift
6 m²

Z4-0-16
Lift
6 m²

Z4-0-15
Lift
6 m²

Z4-0-14
Lift
6 m²

Z4-0-13
Lift
6 m²

Z4-0-12
Lift
6 m²

Z4-0-11
Lift
6 m²

Z4-0-10
Lift
6 m²

Z4-0-09
Lift
6 m²

Z4-0-08
Lift
6 m²

Z4-0-07
Lift
6 m²

Z4-0-06
Lift
6 m²

Z4-0-05
Lift
6 m²

Z4-0-04
Lift
6 m²

Z4-0-03
Lift
6 m²

Z4-0-02
Lift
6 m²

Z4-0-01
Lift
6 m²

Exit to Platforms 5 & 6
Refer to Zone 3 Footbridge drawing package for details

AWC & Baby Change
6 m²

Z4-0-38
Z4-0-37
Cleaner
5 m²

Z4-0-36
WC - Female
82 m²

Z4-0-35
WC - Male
61 m²

Z4-0-34
Z4-0-33
Gy Ambu
2 m²

Z4-0-32
Unisex Amb
2 m²

Z4-0-31
Unisex AWC
6 m²

Z4-0-30
WC Lobby
29 m²

Z4-0-29
Changing Places
14 m²

Z4-0-28
Circulation
2 m²

Z4-0-27
Retail Unit 2
79 m²

Z4-0-26
Circulation
2 m²

Z4-0-25
WC - Female
82 m²

Z4-0-24
Lift
6 m²

Z4-0-23
Lift
6 m²

Z4-0-22
Lift
6 m²

Z4-0-21
Lift
6 m²

Z4-0-20
Lift
6 m²

Z4-0-19
Lift
6 m²

Z4-0-18
Lift
6 m²

Z4-0-17
Lift
6 m²

Z4-0-16
Lift
6 m²

Z4-0-15
Lift
6 m²

Z4-0-14
Lift
6 m²

Z4-0-13
Lift
6 m²

Z4-0-12
Lift
6 m²

Z4-0-11
Lift
6 m²

Z4-0-10
Lift
6 m²

Z4-0-09
Lift
6 m²

Z4-0-08
Lift
6 m²

Z4-0-07
Lift
6 m²

Z4-0-06
Lift
6 m²

Z4-0-05
Lift
6 m²

Z4-0-04
Lift
6 m²

Z4-0-03
Lift
6 m²

Z4-0-02
Lift
6 m²

Z4-0-01
Lift
6 m²

OUT OF SCOPE AREA

OUT OF SCOPE AREA

OUT OF SCOPE AREA

4035

1
545010

Emergency escape door only.
WD to confirm ironmongery is
suitable to maintain secure line
to concourse paid circulation.

Blockwork indicated by WD is not being
constructed. BAM to construct blockwork
riser. Currently no blockwork in our
specification or pack.

Ground Floor Plan