



Your.  
Business. Home.

KENDREW HOUSE · DARLINGTON TOWN CENTRE

## Your. Perfect. Location.

*Huge adjacent parking. Free WiFi. Open 24/7/365*

Imagine coming to work in your own business in this prime location and in a statement building in Darlington's Town Centre.

*It's so easy to lock your small business into an office that's small and so everyone sees your business as, err, small.*

Instead, **Kendrew House** gives you the freedom of a large two-storey building with all the facilities and space you'll need. No desks or chairs to buy, no costly moving in process, no insurance to organise, and nothing to move out when you leave.

**Huge adjacent parking** makes it easy

for your visitors, and town centre shops are just a one minute walk.



Not to be confused with co-working spaces, **Kendrew House is limited to 10 mature professionals and their businesses** - with no permanent staff to get in your way.

If you thought you had to rent your own individual office with all the costs and hassle taking you away from running your business, think again. Come and spend half an hour in **Kendrew House to find out if it's a better home for your business.**

## Perfect location

Will this be the location on your adverts, your website and your App?

Place yourself *properly* in Darlington town centre and put yourself properly on Darlington's business map.



## Walk into town

Banks and professional services conveniently just a minute or so walk. No need to drive and struggle for parking.

Great shopping, too, when you need it.

## Stroll to the park

Relax and unwind, plan and be creative, give your brain the break it needs.

Perfect for those glorious summer days when you need a lunchtime break.



## Reception Room

Welcome your visitors into a calm and inviting space - away from the working areas in the rest of the building.

Find free tea and coffee in the kitchen area adjacent.



Your.  
Business. Reception.

KENDREW HOUSE · DARLINGTON TOWN CENTRE



Your.  
Business. Desks.

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## Quiet Level

Work in this peaceful and light-filled setting, spread yourself out on the large desks, and make yourself comfortable in a highback reclining swivel armchair.

Or tuck yourself away at the *(not pictured)* desk and chair next to the courtyard window.

## Video Room #1

When you need some quiet, perhaps for video calls, choose one of the two Video Rooms on the ground floor with a door you can close for quiet.

Or work in the kitchen, or under the stairs, or anywhere you feel comfortable.



Your.  
Business. Hideaway.

KENDREW HOUSE · DARLINGTON TOWN CENTRE

**Kendrew House is designed to provide the comfortable and convenient home you need for your business**, sitting between the cost of an individual office and a co-working space.

Limited to ten mature professionals and their businesses, you'll often find that the building feels like your own. Come and go as you please with your PIN code giving you 24/7/365 access to work any time you like.

We work quietly in the background to clean and maintain the building, but we're just a call or WhatsApp message away whenever you need something.

Ceiling cameras, door & temperature sensors monitor and enhance security, and the full-glass inner lobby door remains locked to keep everyone safe.

The first person arriving each morning pushes fully open the outer black door to be held on its magnet, and which closes automatically in the evening.

There's fast unlimited Fibre Internet via WiFi, and a separate FREE channel for visitors to use without the hassle of a password.

There are doorbells in the lobby for the Quiet Level and the Services Area, and you'll likely hear both wherever you are in the building.

**You will be given a Suite # so you have your own address**, and all incoming mail sits on the mailshelf. If your business is a limited company with a registered office, you can use your Kendrew House address rather than your residential address.

Occupancy is via a straightforward Licence to Occupy, there are no credit checks or personal guarantees, and just £100 security deposit held during your occupancy.

**You don't need to give any notice to move out**, just don't pay the licence fee by the 2nd of the month and you won't receive the PIN code for that month. Make sure you leave the key inside your locker, and your security deposit will be paid back into your bank account.

*If this simplicity and low cost make sense, we'd love you to come and discover how you feel in the building - so you're able to compare it with any others you may be considering for your business.*

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## **Kendrew House**

**Monthly**      **£249.00**      Own Desk +£100.00

*Security Deposit of £100 held during your occupancy*

# *Are you ready to move in?*

## **>> Easy in**

1. Check the simple Licence to Occupy, pay the security deposit
2. Sign the licence, and move in as soon as you like



## **- - Enjoy your stay - -**

1. Pay the licence fee by the 2nd of the month
2. Receive the month's entry PIN code

## **>> Easy out**

1. Don't pay the licence fee by the 2nd of that month
2. Leave your secure locker's key inside it
3. Security deposit paid back into your bank account



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