

Retail Property

Lambert Smith
Hampton

0113 245 9393

3 THE EMBANKMENT SOVEREIGN STREET LEEDS LS1 4BJ

First Floor Offices

To Let

On the instructions of

EAST COAST

First Floor Station Buildings, Darlington Railway Station, Darlington DL1 4AA



Location

The rooms are located on the first floor and form part of the Grade II listed station buildings.

Darlington Railway Station benefits from approximately 4.5 million passengers per annum.

The station is located close to the A167 which provides good connections to the A66 and the A1 to London and the North.

Description

The premises comprises of a number of rooms formerly used for office and storage purposes.

VAT

All prices, premiums and rent etc. are quoted exclusive of VAT at the prevailing rate, business rates and other outgoings.

Terms

A tripartite lease will be available, length to be agreed. The Lessee shall be responsible for the cost of preparing the lease.

Accommodation

Description	sq m	sq ft
First Floor Offices	34 - 198	365 - 2130

Legal Costs

Tenant to bear the lease preparation costs estimated to be £1,500 plus VAT.

Rental Offers

Rental offers are invited on the property.

Use

Suitable for a number of uses subject to planning.

Viewing

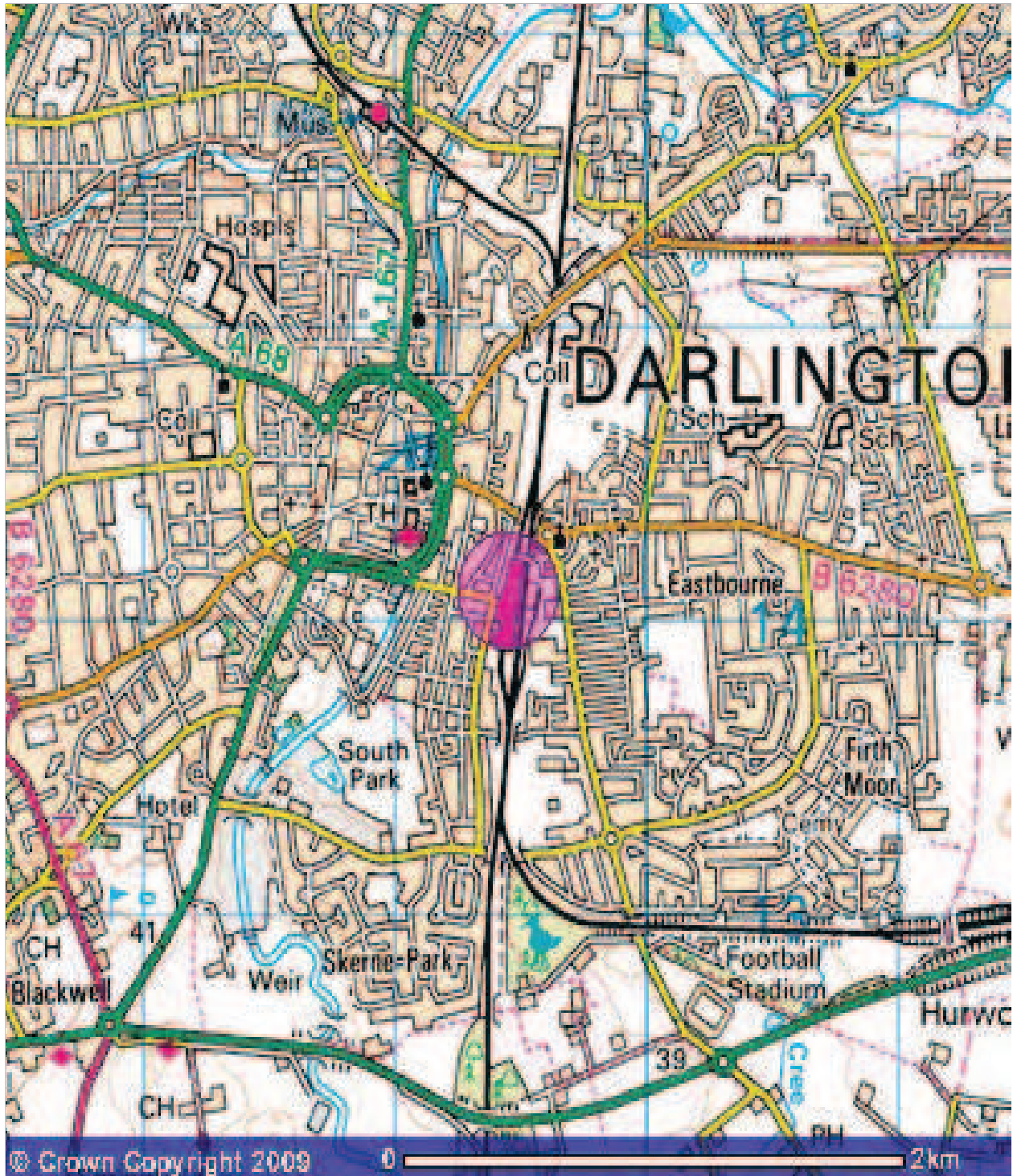
Viewing strictly by prior appointment with the sole agent:

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