

**TO LET – Suites from £50+VAT per week**

**The Imperial Business Centre,**

**Grange Road, Darlington, Co. Durham, DL1 5NQ**

**Versatile business suites available from a single office to 630sq.ft.  
(Suites may be combined to suit larger requirements)**

**CARVER**

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## SITUATION/LOCATION

The property commands a corner position fronting Grange Road and Coniscliffe Road in the desirable Imperial Quarter within the "West End" of Darlington town centre. The Imperial Quarter is the town's retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, boutique retailers and a range of professional services. Established occupiers in the vicinity include The Imperial Express Café, Manjaros and Thomas Watson Auctioneers among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including short stay parking available on Grange Road and Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile commercial suites available within this impressive period Business Centre.

Each suite enjoys access to shared facilities and is equipped with fitted carpets, a suspended ceiling and LED lighting. The building is equipped with CCTV and a shared reception/ postal service.

## TENURE

New leases are available for a term of years to be agreed.

Rents are inclusive of the tenant's contribution to heating, building insurance and common repair/ upkeep.

In addition to the rents tenant's are responsible for their usage of electricity (re-charged by Landlord based on usage), a contribution to water, business rates (if applicable) and any other occupational costs such as phone line etc.

## COSTS

Both parties shall be responsible for their own legal costs incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## VAT

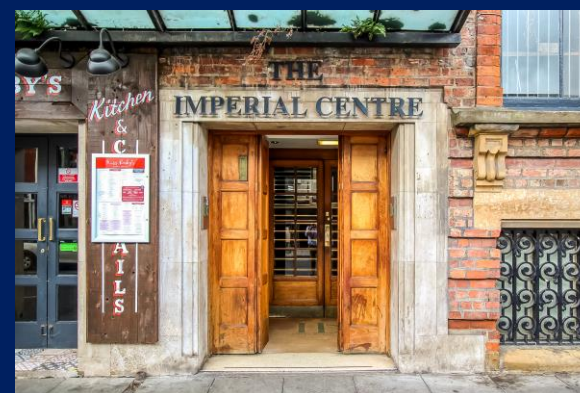
VAT is applicable to the rent

## VIEWINGS

Strictly by appointment only through agents.

## EPC

C-58



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB  
Telephone: 01325 466 945  
enquiries@carvercommercial.com**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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## PRESENT AVAILABILITY (JULY 2024)

	DESCRIPTION	SIZE (SQFT)	RENT (PA)	RATEABLE VALUE
<b>1st Floor</b>				
101	Small Office	130	£3,000.00	£1,450
106/107a	Large Office with Utility & Sink	300	£3,300.00	£3,350
109/111	Self contained suite comprising entrance hall, two large offices and a small office	630	£7,500.00	£5,800
<b>2nd Floor</b>				
201	Small Office	140	£3,000.00	£1,200
202	Small Office	125	£3,000.00	£1,100
203	Small Office	150	£3,000.00	£1,225
204	Small Office	140	£3,000.00	£1,250
205	Small Office	140	£3,000.00	£1,150
209	Small Office	125	£3,000.00	£1,175
210	Medium sized office (recently refurbished)	250	£3,500.00	£2,150
214/215	Suite consisting of entrance hall, small office and large office (recently refurbished)	463	£5,556.00	£3,000
216	Medium sized office with store cupboard newly refurbed choice of flooring available (recently refurbished)	254	£3,600.00	£2,150
217	Suite consisting of entrance office with store cupboard with walk through to rear office (recently refurbished)	170	£2,700.00	£1,450
<b>1st Floor Northumberland Wing</b>				
M16	Large open plan office	428	£3,500.00	£3,500

### AGENTS NOTE

Sizes and descriptions provided by client and not to be relied upon. Interested parties should qualify its accuracy through their own internal inspections.

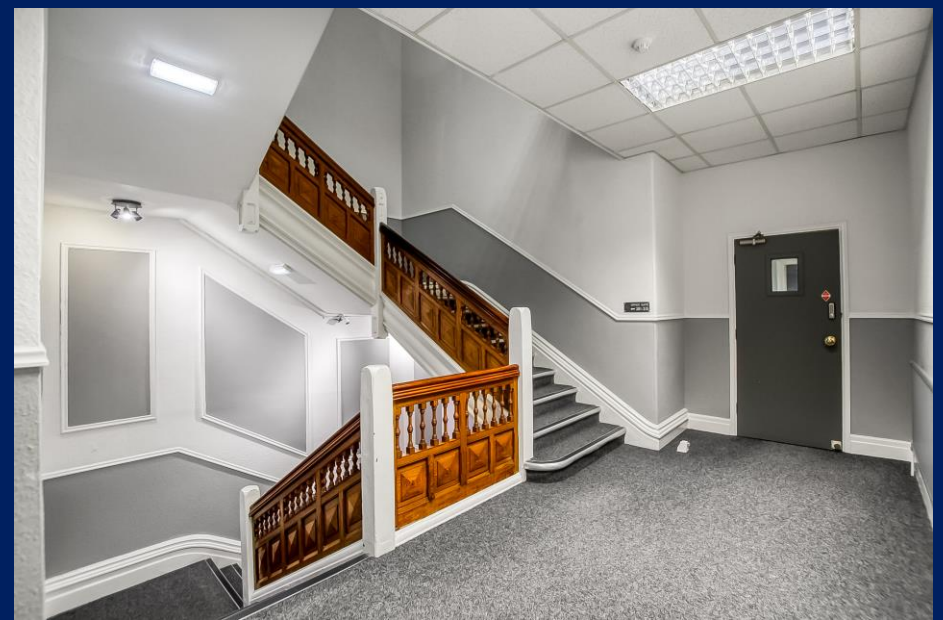
### OPENING HOURS

Mon – Fri: 8am – 8pm  
Sat: 8am – 6pm  
Sunday / Bank Holiday **CLOSED**

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