

Property Details

Tel: 0191 232 7030

TO LET

SELF-CONTAINED FIRST AND SECOND FLOOR OFFICES

269 m² (2,900 ft²)

3-5 Crown Street, Darlington



SITUATION

The property is located just off the prime retail pitch on Northgate close to both the Cornhill and Queen Street Shopping Centres and therefore has easy pedestrian access to all parts of the City Centre. There is ample car parking provided close by. Vehicular access to the general area via the Darlington ring road is excellent.

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www.naylors.co.uk

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- Valuations
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3-5 Crown Street, Darlington

DESCRIPTION

Self-contained office premises with access direct from Crown Street leading to:

First Floor Accommodation

Comprising reception areas and 5 office rooms 133 m² (1,430 ft²)

Second Floor Accommodation

Five office rooms plus kitchenette/staff room 137 m² (1,470 ft²)

TOTAL OFFICE

FLOOR AREA 269 m² (2,900 ft²)

There is toilet accommodation on each floor.

Basement Storage approximately 102 m² (1,100 ft²)

3 exclusive car parking spaces

SERVICES

We understand that mains electricity, drainage and water are connected to the property. The property is heated by way of electric night store heaters.

RENT

£15,000 per annum exclusive.

LEASE

The property is available by way of an assignment of a lease to expire 23 June 2012 with rent review on 23 June 2007. Alternatively, a sub-lease for a term of years to be agreed may be available.

RATES

Rateable Value (2005 list): £10,250
Rates Payable (2008/2009): £4,735.50

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

The Assignee will be responsible for the Assignor's legal costs involved in the transaction.

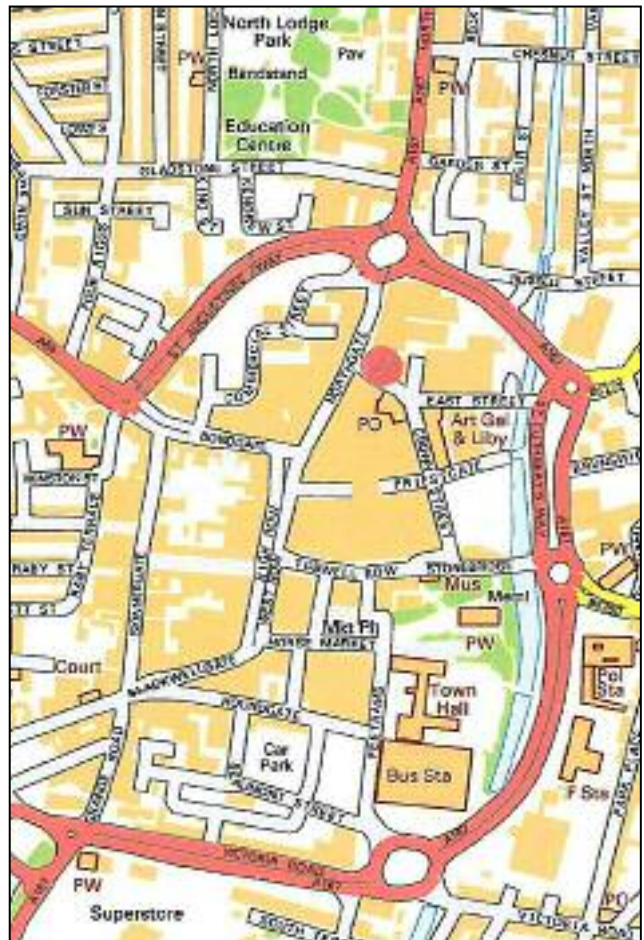
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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