TO LET – Suites form £12,500 per annum, exclusive

Second Floor Office Suite, North Point, Faverdale Industrial Estate, Darlington, Co Durham, DL3 0PH

Well Appointed SF Office Suites with Parking – Suites From 975 - 2,620sq.ft.

CARVER COMMERCIAL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS



RICS

SITUATION/LOCATION

Faverdale Industrial Estate is a popular and diverse trading estate situated approximately 2 miles north of Darlington town centre. Faverdale North incorporates occupiers including Aldi Regional Distribution Centre, Argos Distribution Centre, George Allison Transport and Arriva amongst retailers including Lidl, Home Bargains and Starbucks. The location lies adjacent to the A68 and approximately 1.5 miles from the A1(M) at J58. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Second Floor office suite forming part of this modern office block constructed 2010 (approx.) with brief specification to include:-

- Open plan floor plate incorporating partition office/ meeting rooms that may be tailored to suit occupier requirements
- Shared Atrium Reception with automatic entry
- Passenger lift
- Air Conditioning providing heating/ cooling
- Fully security alarmed – building and internal demise (separate)
- Gas Central Heating (to common areas)
- Suspended ceiling with integrated LED lighting
- Accessible Male and Female WCs on each floor
- Data trunking and networking
- Suites from 975 – 2,620sq.ft.
- **PARKING FOR 8 VEHICLES**

TENURE

The property is available by way of a new lease drawn on effectively full repairing and insuring terms by way of service charge for a term of years to be agreed. (Available from 25th April 2026)

SERVICE CHARGE / AIR CON RE-CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent. There is also a contribution required towards the repair and upkeep of the Air Conditioning systems. Further information is available via the Agent.

ACCOMMODATION

	Size sq.m.	Size sq.ft.	Rent	Parking
LHS	90.56	975	£12,500	3
RHS	152.8	1,645	£20,500	5
Whole	243.36	2,620	£31,500	8

COSTS

Each party shall be responsible for their own legal and professional 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.

RATEABLE VALUE

£24,750 (whole)

VAT

VAT is applicable to the rent and service charge

VIEWING

Strictly by appointment only through the Joint Agents.

Chris Farlow
Carver Commercial
01325 466 945

Tim Carter
Connect Property North East
01642 602 001

ENERGY PERFORMANCE ASSET RATING

C - 53







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.





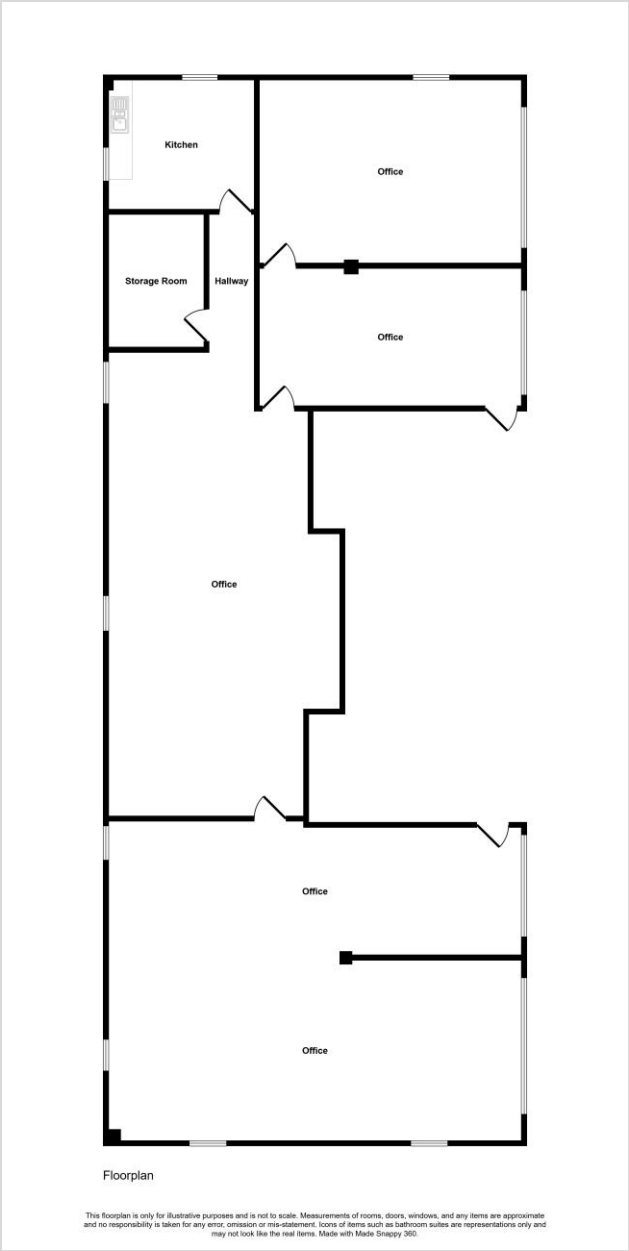




18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
Telephone: 01325 466 945
enquiries@carvercommercial.com

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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS