

CARVERS

COMMERCIAL & SURVEYING

Barnet House, Dudley Court, Darlington, DL1 4GG

Modern office with 16 car parking spaces – 5,001sq.ft.

FOR SALE – Offers in the Region of £385,000

SITUATION/LOCATION

Dudley Court lies adjacent to Lingfield Way within Yarm Road Business Park approximately 3 miles east of Darlington town centre. Yarm Road Business Park is Darlington's premier trading estate and incorporates a diverse variety of commercial occupiers including Amazon, Northgate PLC, Mears PLC and EE amongst a range of other established businesses. The location affords swift access to the A66 linking with the A1M providing good road access across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Detached two storey office premises constructed early 00s (approx.). The property is of traditional brick construction held beneath a hip pitched concrete pan tile covered roof providing office accommodation over two floors.

The ground floor comprises a glazed reception atrium to the central core incorporating M/F/D wcs on both floors and passenger lift.

Both floors provide versatile office accommodation comprising open plan floor plates incorporating a number of partition office/ meeting rooms that may suit a variety of business uses.

The offices incorporate suspended ceilings with integrated lighting and are heated by way of a gas fired central heating system.

Externally there is parking for 16 vehicles.

TENURE

Freehold

ACCOMMODATION

GF LHS	95.03sq.m.	1,023sq.ft.
GF RHS	134.97sq.m.	1,453sq.ft.
FF LHS	137.69sq.m.	1,482sq.ft.
FF RHS	96.92sq.m.	1,043sq.ft.
Net Internal Area	464.61sq.m.	5,001sq.ft.

VIRTUAL TOUR

https://www.madesnappy.co.uk/tour/1g10eag2dd9b

RATEABLE VALUE

The suites require re-assessment for the purpose of business rates. Current ratings obtained via VOA:-

GF EW:	£7,800
GF WW:	£10,000
Pt FF:	£1,575
Pt FF:	£10,750
Pt FF:	£1,650
Pt FF:	£3,600

VAT

VAT is applicable to the sale price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC















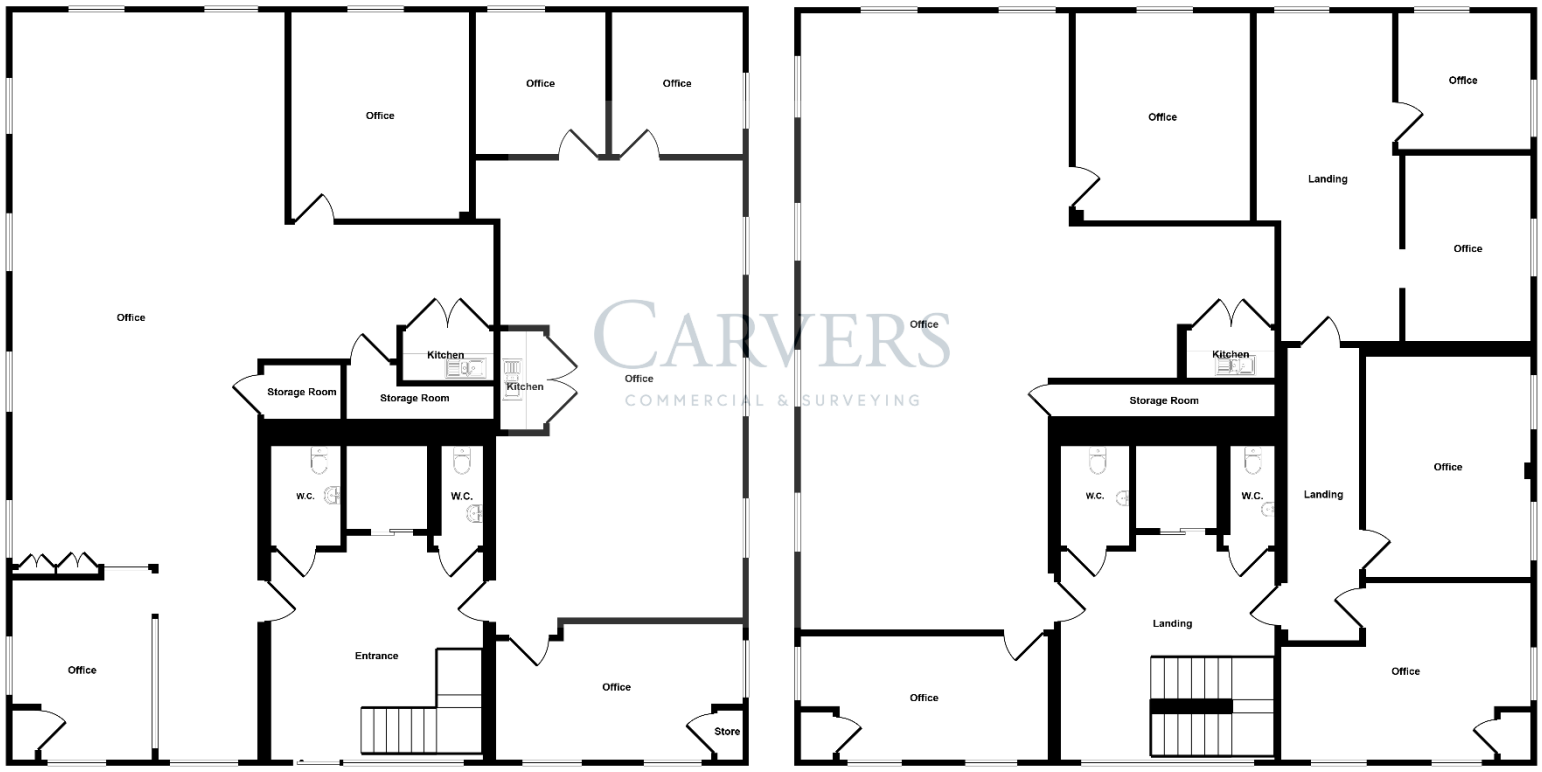

**For identification purposes only*

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RICS

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