

**TO LET - £575 per calendar month**

**Ground Floor Office Suite, 1 Trinity Court,  
Faverdale Ind. Estate, Darlington, DL3 0PH**

**Ground Floor Office Suite available with 2 Parking Spaces**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## SITUATION/LOCATION

Trinity Court is accessed via Faverdale North and incorporates occupiers including Eton Environmental, Webahead and Richardson Roofing Company. Faverdale is a popular and diverse trading estate located approximately 2 miles north of Darlington town centre and incorporates occupiers including Lidl, Argos (Distribution Centre), Starbucks, Beanies the Flavour Co. and BHP Law among others. Faverdale lies adjacent to the A68 linking swiftly with J58 of the A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Ground Floor Office suite available within this modern detached office premises.

The office is self-contained comprising an open plan office area with kitchen, wc and storage. The office is finished to a high specification incorporating a suspended ceiling with integrated LED lighting, data trunking and heated by way of a gas fired central heating system.

The office has private parking for 2 vehicles.

## TENURE

Leasehold.

The property is available by way of a new lease drawn on internal repairing and insuring terms for a term of years to be agreed.

Rents are inclusive of the tenant's contribution to gas and electricity.

## ACCOMMODATION

Office 1	41.90sq.m.	451sq.ft.
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## COSTS

Each party 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.

## RATEABLE VALUE

£3,600

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

B-41



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