

**SERVICED OFFICE SPACE
TO LET
IMPERIAL CENTRE
GRANGE ROAD, DARLINGTON**



- SELF CONTAINED OFFICE SUITE 140ft²
£50 PER WEEK & FLEXIBLE TERMS AVAILABLE

LOCATION

Prominently located on the corner of Grange Road, Coniscliffe Road and Northumberland Street, this landmark building is situated close to the prime retail core of Darlington Town Centre in a mixed use area of offices, boutique retailers and restaurants. The property is well situated close to the inner ring road providing excellent access to the A1 (M) and the A66 as well as benefiting from its proximity to Darlington main line railway station.

DESCRIPTION

This self contained office suite is located on the second floor of the Imperial Centre and is accessed from Grange Road via a communal entrance and reception area. This is ideal “starter” office accommodation or suitable for someone progressing from working from a home office setting.

ACCOMMODATION

(All measurements are approximate and are calculated in accordance with the RICS Code of Measuring Practice)

Office: 140ft² 13.00m²

TERMS

The property is available by way of a new Lease written on flexible “easy in/easy out” terms. Contact us to discuss your requirements.

RENT

£2,600 per annum. (£50 per week) The rent is inclusive of:-

Office heating	Cleaning and heating the common parts
Repair and decorations to common parts	External repairs
Building insurance premium	CCTV, fire and burglar alarm systems
Disposal of normal office refuse	Reception Service

BUSINESS RATES

Interested parties should make their own enquiries through the Corporate Services Department of Darlington Borough Council on 01325 388379.

VIEWING

Viewing and further information is strictly by appointment through the Sole Agents.

CONTACT:

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