

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



- SELF CONTAINED OFFICE SUITE
- 300ft² FIRST FLOOR ACCOMMODATION
- 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 first floor of the Imperial Centre facing onto Grange Road/Coniscliffe Road. Access is from Grange Road via a communal entrance and reception area. The suite is currently divided to form two offices, accessed by an internal corridor area.

ACCOMMODATION

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

Offices: 300ft² 27.87m²

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

£4,900 per annum plus VAT. 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.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred with this transaction.

VIEWING

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

CONTACT:

Valerie Stainthorpe on 01609 770600 email: vs@andersonmckenzie.co.uk