



FOR SALE

Detached Commercial Office / Salon

Camden House, Dudley Court, Yarm Road Business Park
Darlington DL1 4GG

- Detached Office Building For Sale
- Freehold
- Established out of Town Office Location
- Good Road Links
- Self-Contained
- 2-Storey with Lift
- Approx. 428 sq m (4,607 sq ft)
- Extensive onsite Car Parking

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Connect Property North East

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LOCATION

The premises are situated within a small development of three office blocks at the head of Dudley Court which is accessed off Lingfield Way and forming part of Yarm Road Business Park. The area is a well-established commercial business location with good access to the A66(T) and from there to the A19 (T) and A1 (M) beyond. Darlington town centre lies approximately 2.5 miles away.

DESCRIPTION

A detached two storey office building with brick elevations under a multi-pitched tiled roof. There is lift access to the upper floor, generous reception area and electric roller shutter security to the main entrance and ground floor windows.

Internally the accommodation incorporates a number of demountable partitioned offices, kitchen facilities and male, female and disabled WCs on both floors. The building has the benefit of gas fired central heating, air-conditioning in part, double glazing and a lift.

The building is currently fitted out and used as a beauty / aesthetics training salon, a use that could continue or conversion back to offices would be relatively straight forward subject to planning consents etc.

Externally there is extensive on-site car parking.

ACCOMMODATION

We are advised that the unit has the following approximate Areas:

	Size
Ground Floor	215 m ² (2,314 sqft)
First Floor	213 m ² (2,293 sqft)
TOTAL	428 m ² (4,607 sqft)

TERMS

The premises are available For Sale Freehold with an asking price of £425,000 plus vat.

BUSINESS RATES

The property is presently listed on the Valuation Office Agency website with effect from 1 April 2023 as follows:

Ground Floor	£17,750
First Floor Left	£10,500
First Floor Right	£8,300

Further information may be obtained from Darlington Borough Council Business Rates Department.

ENERGY PERFORMANCE CERTIFICATE

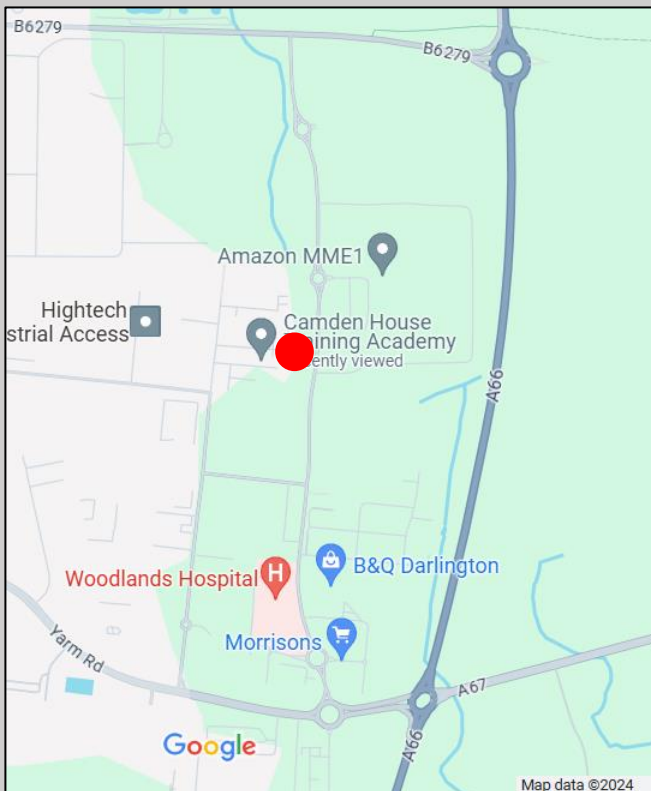
The energy performance asset rating is being reassessed.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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