



Welcome to Darlington's
leading Office Park



Stunning design,
stimulating environment

Lingfield Point offers a wide range of workspace to suit any style and size of business. Whether you are an SME or a major Plc, we have space to meet your needs.

Lingfield House offers suites from 159 sq ft on flexible agreements, **The Studios** and **The Beehive** provide larger office suites, whilst **Baldwin** is one of the largest single floor plate offices available in the North East.



Lingfield Point is not just about office space.

There is a thriving community of over 2,000 people and a full calendar of on-site events, from free weekly yoga classes to drive in cinemas, offering your employees a first-class environment and work-life balance.

Lingfield Point's tenant engagement app, The Point, allows occupiers to stay up to date with the latest news and information from across the park and exclusive access to offers and discounts.



The Lingfield Olympics

The climbing wall challenge!



Wellbeing Centre and Gym



The Street Coffee Co Café



Little Lingfields Nursery

Located at the heart of the park, The Street Coffee Co is open daily and offers an extensive menu.

Open 7.30am to 6.00pm Monday to Friday.

A bright and cheerful place with four playrooms/classrooms, a snug and a secure outdoor play area. Fully qualified staff.

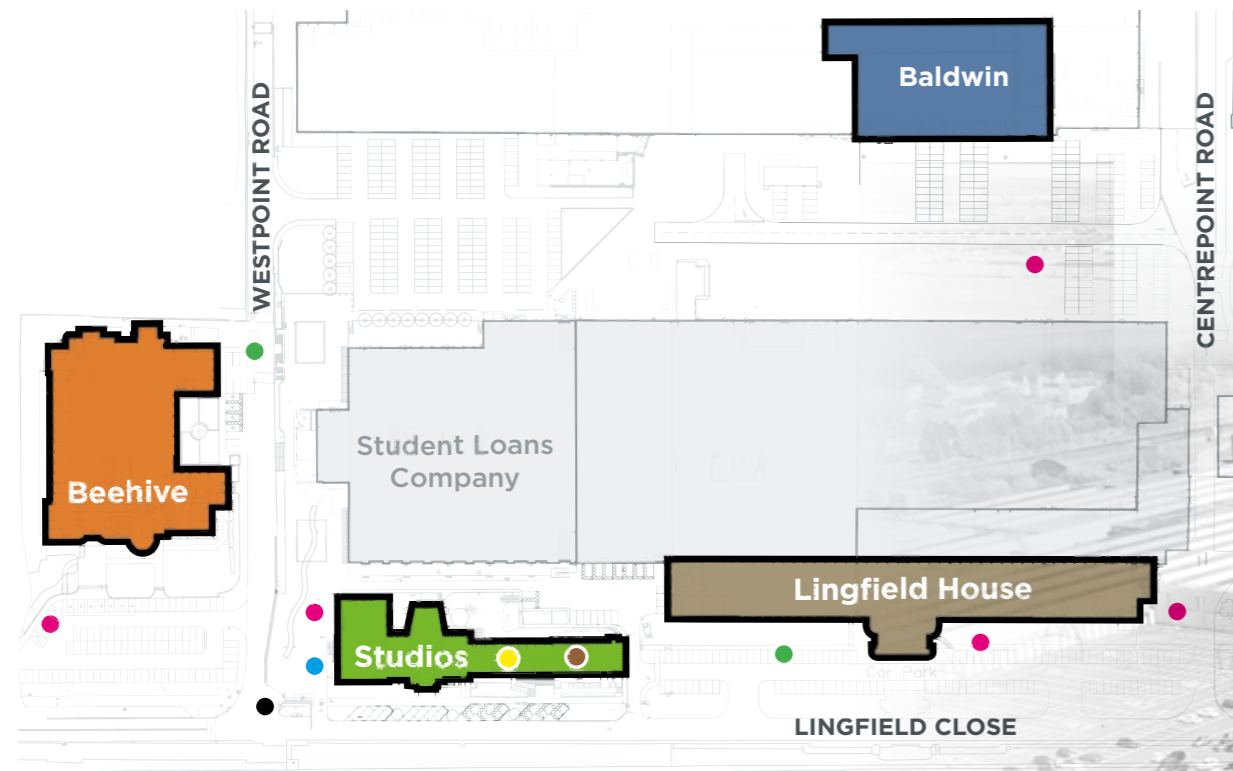
THE POINT



Welcome to Darlington's leading office park, home to some of Darlington's biggest employers.

Occupiers include:

- Capita
- Student Loans Company
- Tata Consultancy Services
- NHS
- NFU Mutual
- CDER Group



KEY

- Cycle Shelters
- EV Chargers
- 24hr Security Hub
- Nursery
- Café
- In Post Locker



Location & connectivity

Lingfield Point is strategically positioned only a few minutes from Darlington Town Centre, offering an excellent business location. The A66 Trunk Road, which links directly to the A1(M) is also adjacent to Lingfield, and provides excellent access to the region's major conurbations.

This exceptional location offers a skilled local workforce, and a thriving community environment with superb opportunities for networking and growth.



Connectivity

Airports

Teesside International	12mins
Newcastle International	55mins
Leeds Bradford	1hr 12mins

A1(M)

Newcastle	45mins
Sunderland	50mins
Leeds	1hr 13mins

Rail - North

Newcastle Central Station	26mins
Edinburgh Waverley	1hr 55mins

Rail - South

York	21mins
London King's Cross	2hrs 20mins



Sustainability

We **preserve the environment** by **restoring the buildings** onsite and **strive to ensure staff and visitors enjoy a sense of well-being.**



Lingfield Point has been a part of the Darlington community since the 1940s when Patons & Baldwin chose the town to be their flagship manufacturing base for the world-famous knitting yarn company. Patons & Baldwin were ahead of their time believing that the health and happiness of their workforce was the key to their success.

ESG Credentials

- ✦ Only 100% renewable electricity used on site
- ✦ EV charge points available for all occupiers
- ✦ Net zero pathway in place aiming for zero emissions by 2037
- ✦ Ongoing program of replacement of gas boilers with modern, electric alternatives
- ✦ Active member of Darlington Cares, a local charity initiative offering a coordinated approach to social value initiatives by utilising the skills, expertise, knowledge and volunteering resources of local businesses and their employees

ESG

Environmental,
Social & Governance



Don't just take our word for it
take a look for yourself.

“

We wanted to consolidate the small offices we had in Beehive to create extra space for our IT development and support staff. The creative and supportive nature of the business park, make this an excellent environment where our staff can carry out their important work.

Student Loans Company

”



THE BEEHIVE

A stylish business complex with self contained suites

Sizes from **1,880 sq ft** to **9,931 sq ft**



The Beehive is a striking building which has been fully refurbished to provide modern open-plan office accommodation offering suites from 1,880 sq ft to 9,931 sq ft.

THE BEEHIVE

The Beehive is currently home to business leaders from both the private and public sectors including CDER Group, NFU Mutual and Harrogate & District NHS Foundation Trust.

Key features include:

- + High spec open-plan office space
- + Dedicated fibre internet preconnect service which can be connected within 24 hours
- + Air conditioning (not all suites)
- + Exclusive access to meeting rooms and breakout areas
- + Dedicated entrance and direct access to larger suites
- + EV charge points
- + Shower facilities



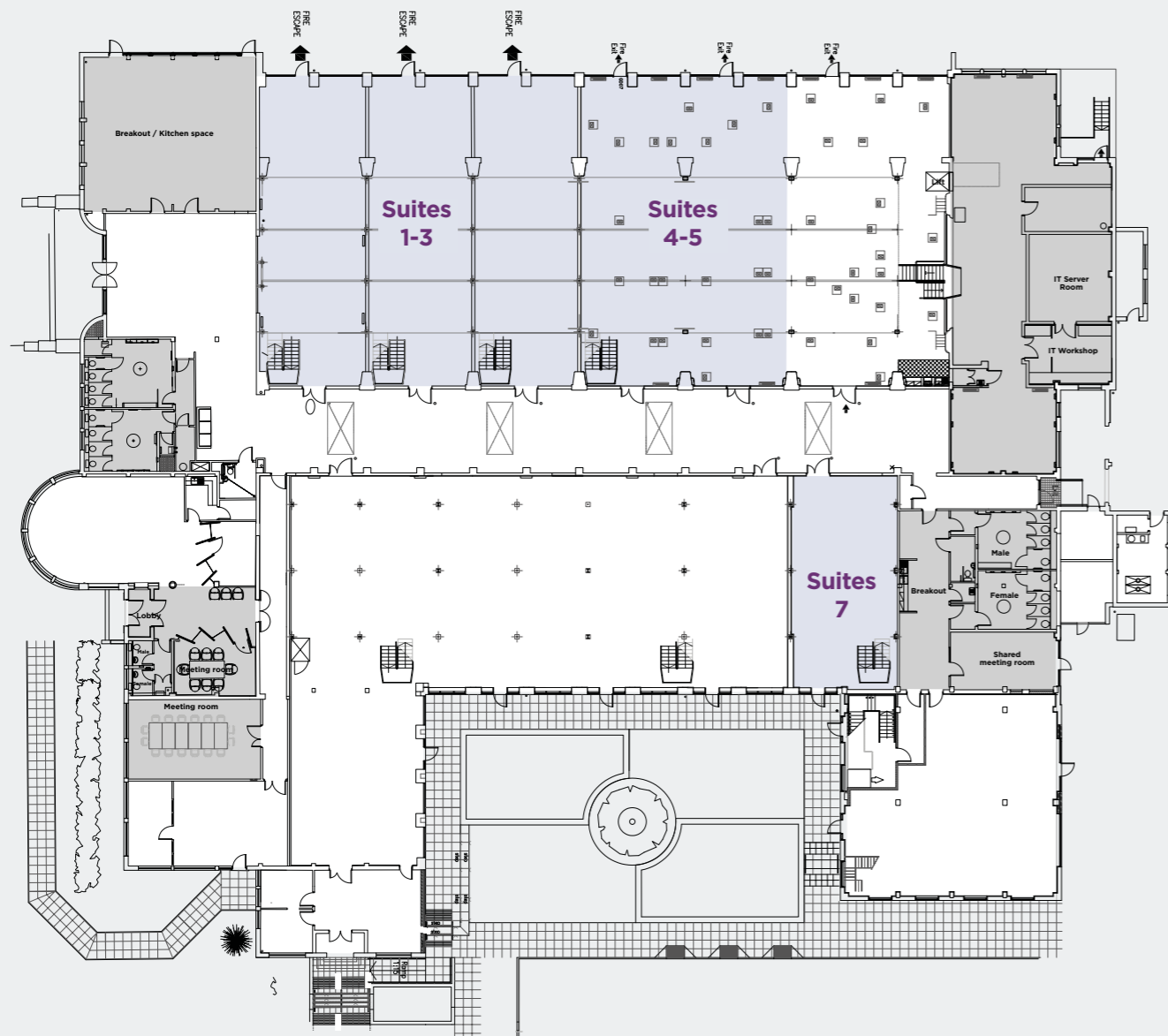
THE BEEHIVE

Accommodation

SUITE	AREA (SQ FT)	AREA (SQ M)
Suites 1, 2 & 3	8,130	755.30
Suite 4 & 5	4,792	443.97
Suite 7	1,880	174.66
Suite 12B (First Floor)	3,051	283.45
TOTAL	17,853	1,657.38

Floor spaces are able to be split.

Ground floor plan



Mezzanine floor plan



Baldwin

One of the largest single floor plate offices available in the North East

Size: **26,277 sq ft (2,441 sq m)**



Baldwin offers one of the most cost-effective total occupation costs in the UK.

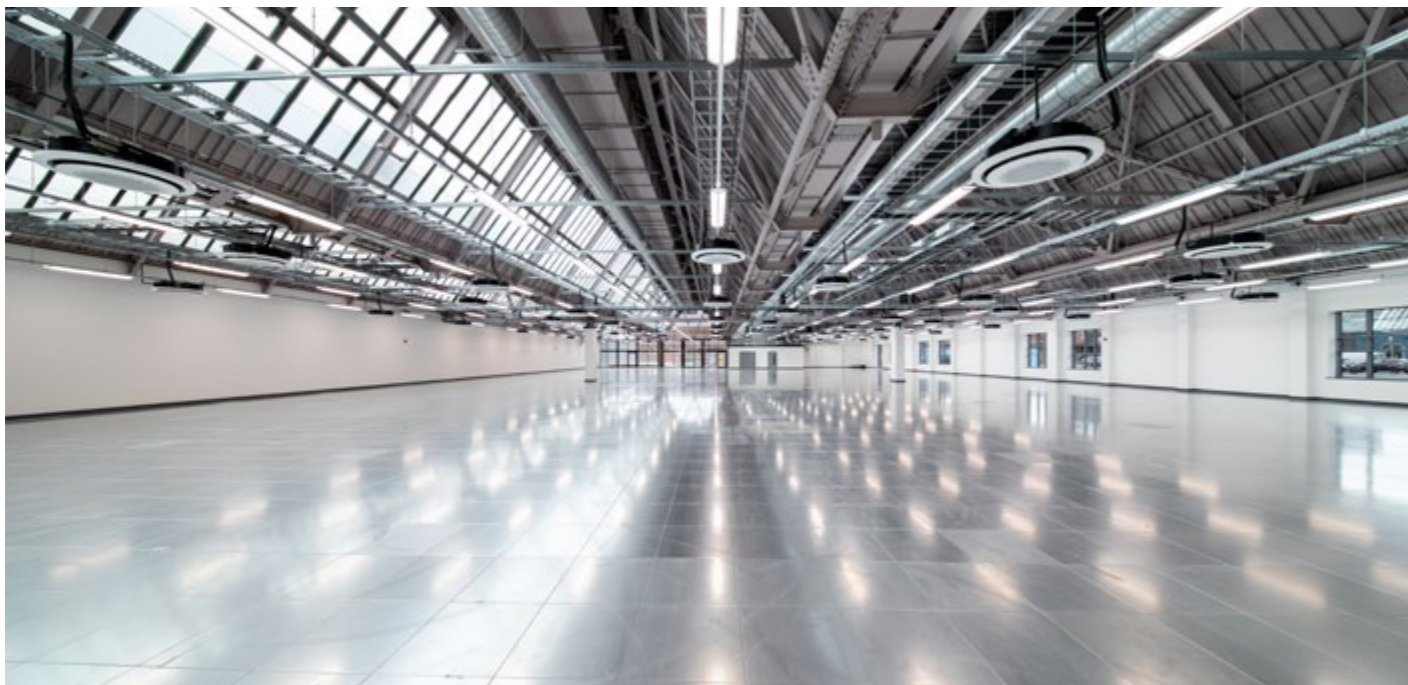
Baldwin

The space benefits from fantastic natural light throughout thanks to the north roof light design. The exposed services finish gives the accommodation a real sense of space, creating a superb working environment.

Single floor plates provide maximum efficiency and a collaborative and self-contained environment.

Key features include:

- + Self contained own front door
- + Exposed services
- + Air conditioning
- + EPC A
- + Excellent natural light
- + LED lighting
- + All Electric
- + Car parking at 1:300



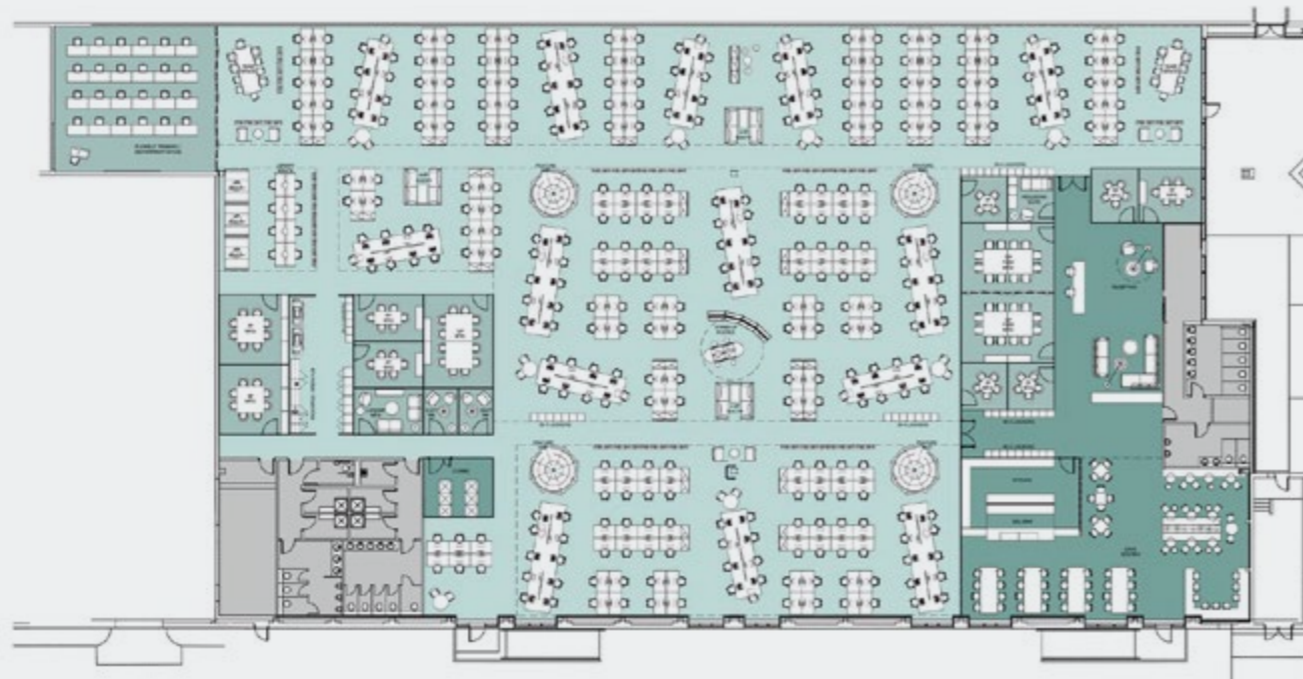
Baldwin

Single floor plates provide maximum efficiency and a collaborative and self-contained environment.

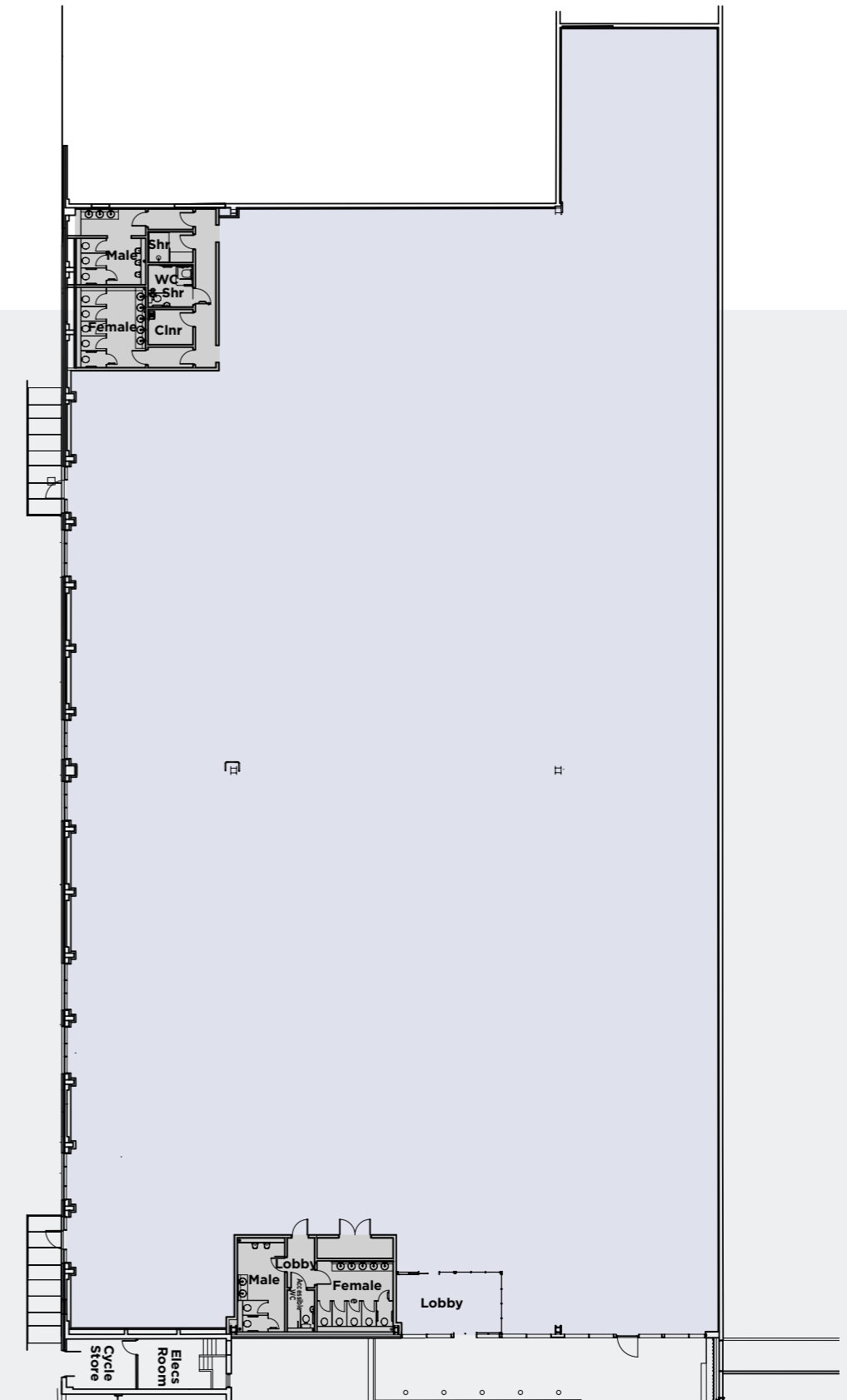
Accommodation

SUITE	AREA (SQ FT)	AREA (SQ M)
Baldwin	26,227	2,441
TOTAL	26,227	2,441

Indicative space plan



Proposed floor plan



studios

Contemporary open-plan offices with relaxed breakout spaces

Sizes from **549 sq ft** to **1,954 sq ft**



studios

Contemporary open-plan offices with relaxed breakout spaces and a dedicated central plaza.

Located near the entrance to the Park and adjacent to the Cafe, The Studios offers contemporary open-plan office suites with the benefit of breakout areas and informal meeting spaces.



Key features include:

- + High spec open-plan office suites
- + Dedicated fibre internet preconnect service which can be connected within 24 hours
- + Air conditioning
- + Town Hall / meeting area
- + Exclusive access to meeting rooms and breakout areas
- + EV charge point

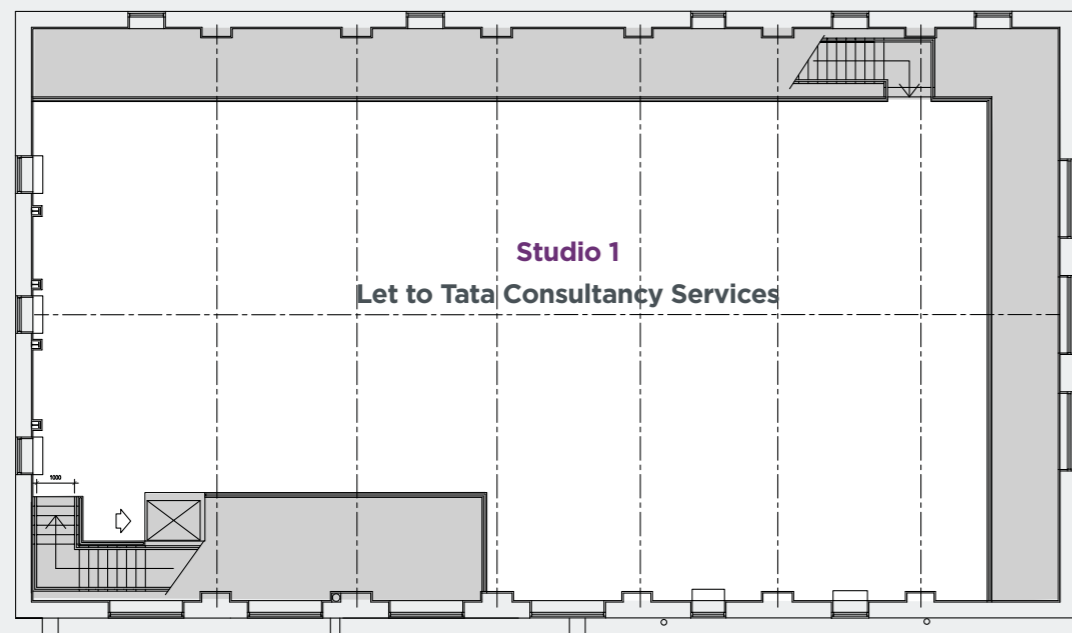


studios

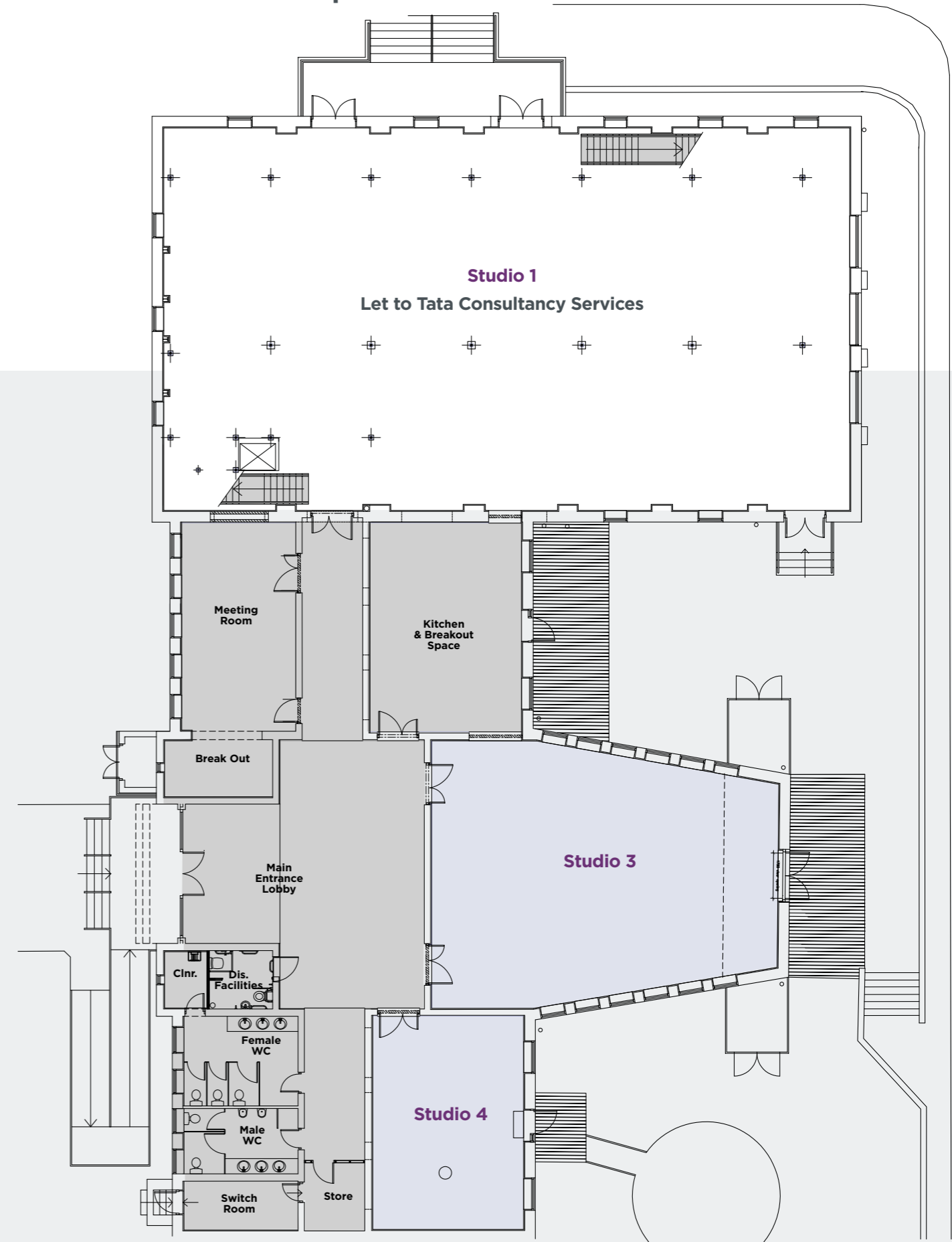
Accommodation

SUITE	AREA (SQ FT)	AREA (SQ M)
Studio 3	1,405	130.53
Studio 4	549	51.00
TOTAL	1,954	181.53

Mezzanine floor plan



Ground floor plan



LINGFIELD HOUSE

An impressive Art Deco building at the very heart of Lingfield Point

Sizes from **159 sq ft** to **1,080 sq ft**



Lingfield House is at the very heart of Lingfield Point.

LINGFIELD HOUSE

Lingfield House is an impressive Art Deco building with a dramatic double height reception area providing the perfect business environment.

With office suites from 159 sq ft it's well suited to creative and service companies, business start-ups and small to medium enterprises.

A magnificent start for aspiring companies.

Key features include:

- + Office suites from 159 sq ft to 1,080 sq ft
- + Flexible lease arrangements
- + Generous car parking with good public transport links
- + 24-hour concierge
- + Café and corporate catering facilities
- + Exclusive access to meeting rooms and breakout areas
- + Shower facilities
- + EV charge points





For further information

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