



**FOR SALE**

**Office Premises**

Whessoe Road, Darlington DL3 0QT

*Approximately 924 sq m (9,951 sq ft)*

**CONNECT** NORTH EAST  
**PROPERTY**  
**01642 602001**

## LOCATION

The property is located prominently on Whessoe Road.

Darlington Railway Station is approximately 3 miles distant providing mainline railway links to London King's Cross and Durham Tees Valley International Airport is approximately 5 miles distant.

## DESCRIPTION

The building incorporates the following:

- Reception
- GF Open Plan Offices
- Meeting Rooms
- Kitchenette
- Gas and Electric Radiators
- WC facilities
- FF Offices
- Large Car Park

## ACCOMMODATION

We calculate that the premises provide the following approximate internal floor area:-

**924 sq m (9,951 sq ft)**



## RATING ASSESSMENT

We are advised that the property has a rateable value of £30,500.

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## TERMS

The premises are available For Sale at an asking price of £525,000 plus

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D. Official copies of the EPC are available for inspection.

## VIEWING

Strictly through the agents Connect Property North East:

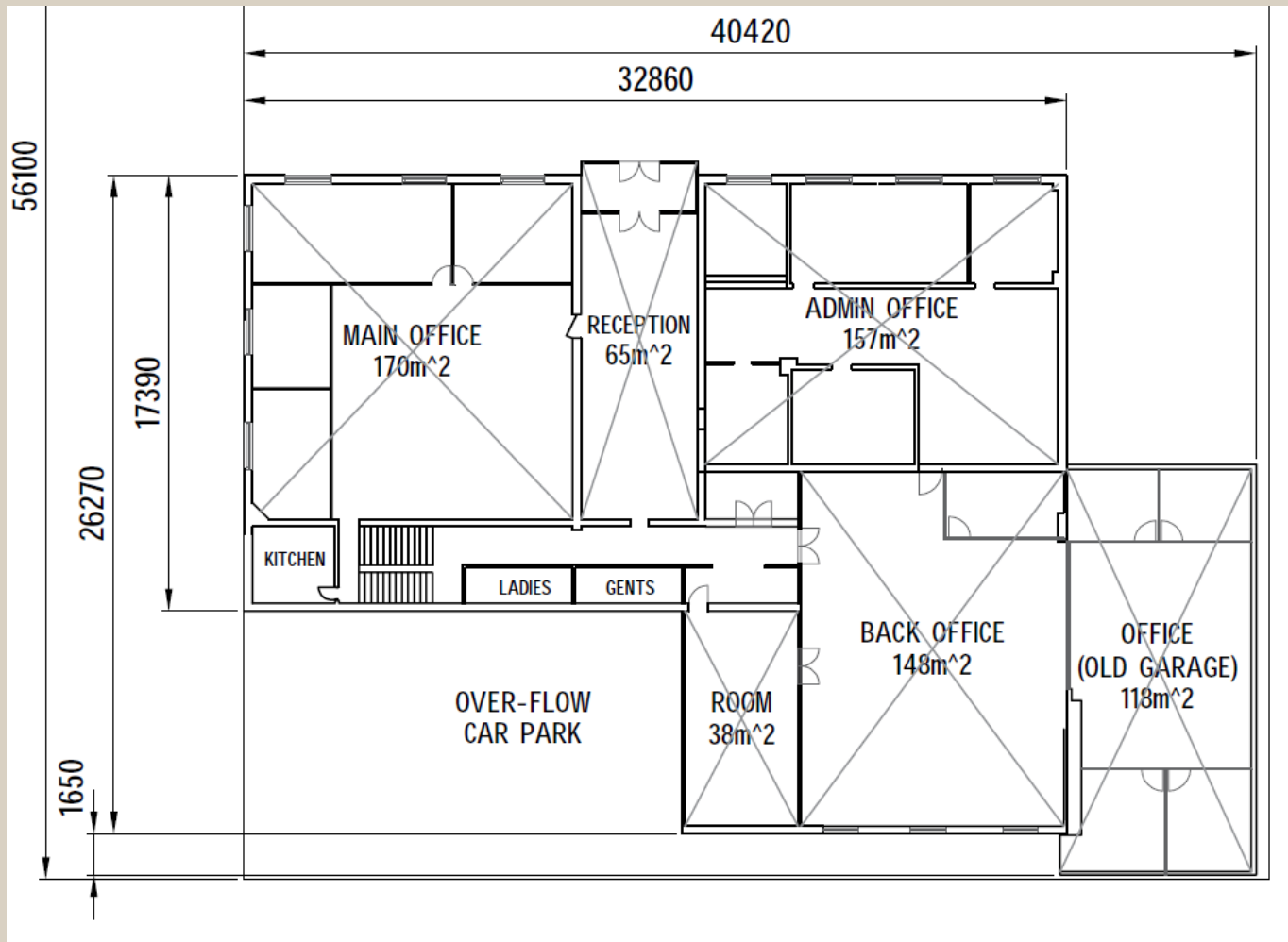
**Jonathan Simpson**

ddl: 01642 704931

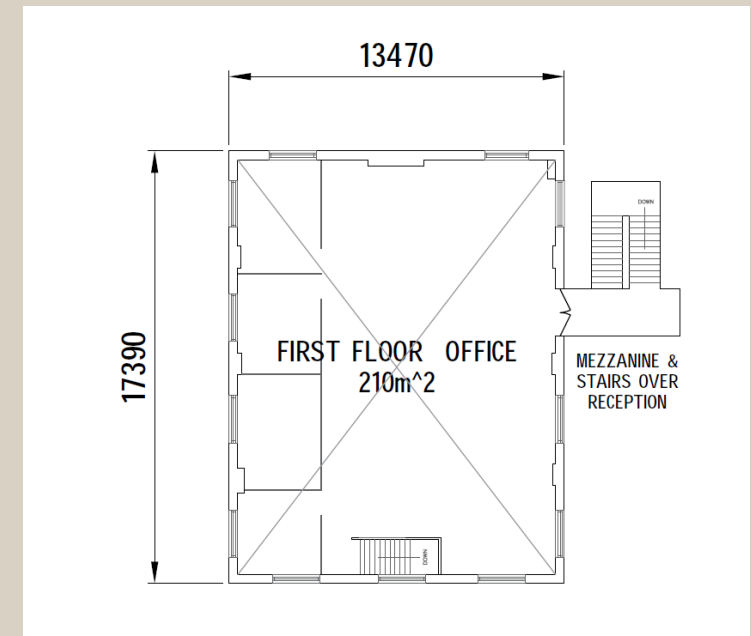
Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



Approximate Plans ONLY  
Ground floor office plan (Not to Scale)



First floor office plan (Not to Scale)



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