



TO LET CREATIVE | OFFICE | BEAUTY | ROOMS **LAST SUITE REMAINING**
Wynd Studios, 31 Post House Wynd / High Row, Darlington, County Durham DL3 7QU

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is situated in Post House Wynd close to the junction with High Row in Darlington and Darlington Building Society on the corner. The location provides an ideal location for a mix of retail, leisure and business space uses.

Darlington Railway Station is approximately 0.5 miles distant providing mainline railway links to London King’s Cross. Teesside International Airport is approximately 8 miles distant.

DESCRIPTION

A traditional building which provides creative business space for small business. It might be a beauty or clinical type use, massage, physiotherapy, counselling or an office with good sized private rooms accessed off the pedestrianised Wynd and adjacent to Darlington Building Society on High Row.

A ground floor lobby creates “shop front” reception for all occupiers to signpost their business to the upper floors.

ACCOMMODATION

Briefly, the room(s) available provide the following approximate net internal areas and associated rents which includes Service Charge:

Floor	m2	Sq Ft	Rent per annum + VAT
GF Lobby	22.8	245	Common Lobby
Mez			
0.1	26.4	285	LET
1st			
1.1	8.7	94	LET
1.2	50.3	541	LET
1.3	15.7	169	£3,000
2nd			
2.1	30.1	324	LET
2.2	30.1	324	LET
2.3	15.4	166	LET
3rd Attic			
3.1	14.5	156	LET
3.2	22.8	245	LET

LEASE

The rooms are available by way of a new Internal Repairing and Insuring leases for an initial 12-month period. Rents shown are inclusive of service charge and utilities.

RATES

The rooms will be reassessed for rating purposes, but we anticipate that individual assessments will be at a low level to allow occupiers to benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has been assessed at E (105). A copy can be made available on request.

VIEWING

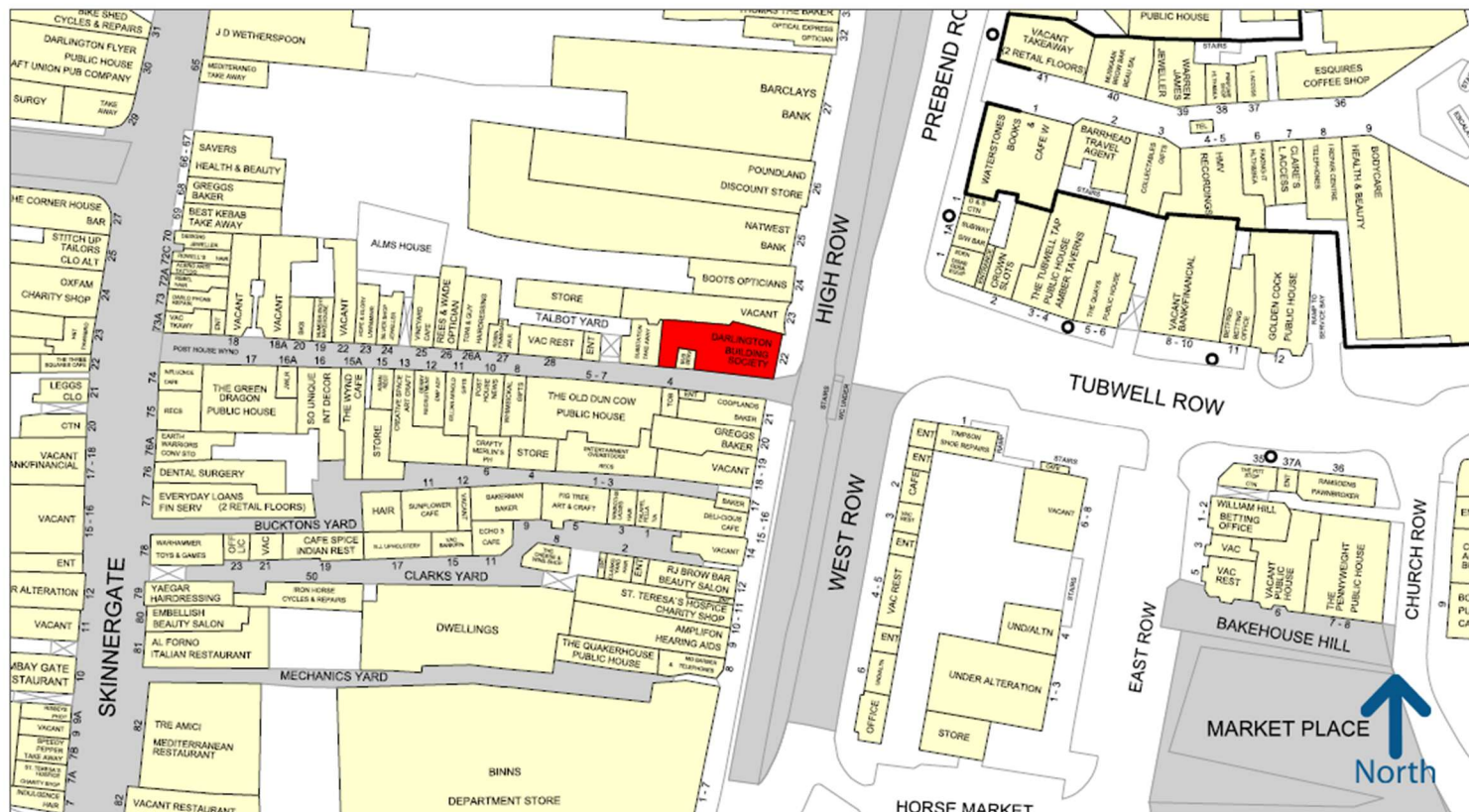
Strictly by appointment through the sole agents Connect Property North East:

Andrew Wilkinson

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Room 1.3

50 metres

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