



TO LET

Versatile Business Suites

Enterprise House, Valley Street, Darlington DL1 1GY

Approx (800 sq ft – 4,000 sq ft) options



CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Darlington is one of the principle commercial centres in the North East and has recently attracted major employers including HM Treasury, The International Department for Trade and Amazon's Regional Fulfilment Centre. A popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham, 30 miles south of Newcastle and 50 miles north of York benefitting from excellent transport links across the region with swift access to the A66, A1(M) and A19.

DESCRIPTION

Enterprise House commands a prominent position fronting Valley Street North approximately 0.5 miles from Darlington town centre. Valley Street is a well-established commercial location.

All town centre amenities are within convenient walking distance and the location affords immediate access to the town centre inner ring road providing swift transport links across the region.

- Main central communal entrance with large reception and meeting room
- Bookable meeting/ conference room with WIFI Secure site with electric gate access
- CCTV
- Ramped DDA access from Valley Street
- CAT5 Cabling
- Gas and electric heating (new gas boilers in most suites)
- Suspended ceilings with integrated LED lighting
- Fresh decoration and new carpets
- Platform lift
- 125 Car Parking Spaces within the on-site private car park



LEASE TERMS

New leases are available on effective Full Repairing and Insuring terms for a term to be agreed.

Rents are inclusive of the tenants contribution to building maintenance and insurance. Tenant's are responsible for their own utilities, business rates (if applicable) and any other occupational costs.

VIEWING

Strictly through the agents:

Connect Property North East:

Andrew Wilkinson: 01642 704932

andrew@cpne.co.uk

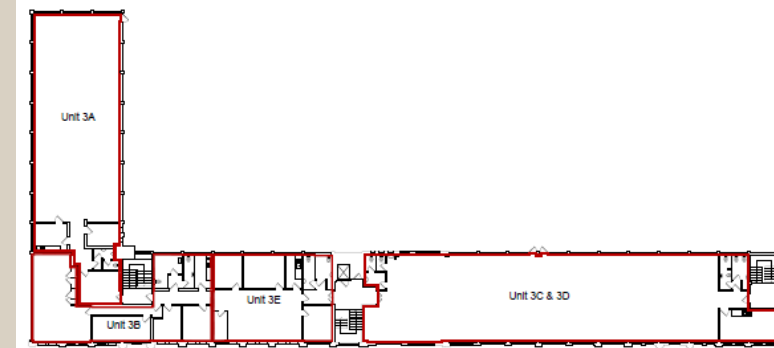
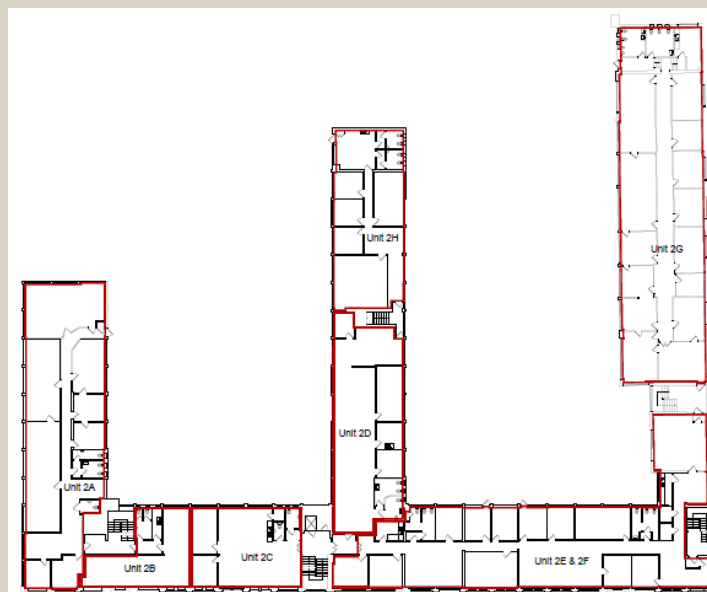
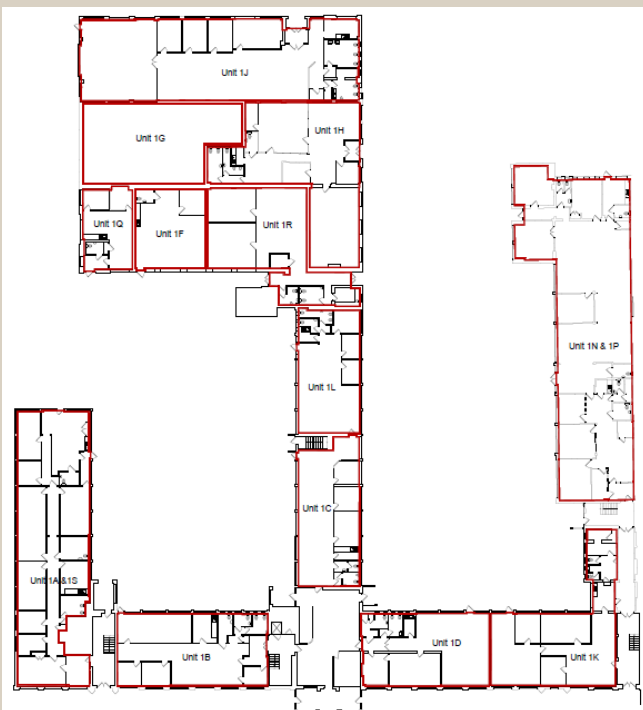
Tim Carter : 01642 704930

Tim@cpne.co.uk

or

Carver Commercial : Chris Farlow : 01325 466945





ENTERPISE HOUSE, VALLEY STREET NORTH, DARLINGTON, DL1 1GY - 1/1/2026

Unit	Tenant	Lease Start	Lease End	Break	Review	Area SF	Rent+Ins+Ser Per Annum	Rent+Ins+Ser Per Month	Rent+Ins+Ser PSF
1H	Vacant					2,376	£21,621.60	£1,801.80	£9.10
1S	Vacant					877	£7,980.70	£665.06	£9.10
2B	Vacant					786	£7,152.60	£596.05	£9.10
2C	Vacant					1,151	£10,474.10	£872.84	£9.10
2G	Vacant					3,849	£35,025.90	£2,918.83	£9.10
3A	Vacant					2,539	£23,104.90	£1,925.41	£9.10
3B	Vacant					1,298	£11,811.80	£984.32	£9.10
3C	Vacant					1,720	£15,652.00	£1,304.33	£9.10
3D	Vacant					2,076	£18,891.60	£1,574.30	£9.10
TOTAL						16,672	151,715	12,643	

EPC – On request

RATES – On request

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