OFFICE - VERSATILE BUSINESS SUITES

CONNECT NORTH EAST PROPERTY
CPNE.CO.UK I 01642 602001



TO LET - VERSATILE BUSINESS SUITES

Enterprise House, Valley Street, Darlington DL1 1GY

Approx. 800 sq ft – 4,000 sq ft options

SUMMARY

- Versatile business suites – approx. 800 sq ft – 4,000 sq ft options
- Detached three storey office premises that has recently undergone a comprehensive refurbishment
- Self-contained business suites to suit a multitude of uses and a range of size requirements
- 125 car parking spaces within the on-site private car park
- Rents at £9.10 per sq ft inclusive of building insurance and service charge

LOCATION

Darlington is one of the principal 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.

Detached three storey office premises having recently undergone a comprehensive refurbishment. Enterprise House provides a variety of self-contained business suites to suit a multitude of uses and a range of size requirements.

A disability lift has been installed at the North Entrance.

SPECIFICATION

The brief specification includes:-

- 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

ACCOMMODATION

Five self-contained suites are currently available, ranging from approximately 1,151 sq ft to 3,849 sq ft (approximately 10,587 sq ft in total). Unit sizes, floors and rents are set out in the Availability Schedule, with floor plans shown on the following pages.

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. Tenants are responsible for their own utilities, business rates (if applicable) and any other occupational costs.

RATING ASSESSMENT

Rateable value – on request. Interested parties should verify the rateable value and the rates payable with the Local Rating Authority.

VAT

VAT is applicable unless expressly stated otherwise.

ENERGY PERFORMANCE CERTIFICATE

EPC – on request.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly through the agents:

Connect Property North East
Andrew Wilkinson: 01642 704932
Email: andrew@cpne.co.uk

Tim Carter: 01642 704930
Email: tim@cpne.co.uk

or

Carver Commercial: Chris Farlow: 01325 466945

PHOTOGRAPHS









AVAILABILITY SCHEDULE

Enterprise House, Valley Street North, Darlington, DL1 1GY – October 2026

Unit	Floor	Status	Area (sq ft)	Rent + Ins + Service Charge per annum	Per month	Per sq ft
1H	Ground	**Available**	1,750	£15,925.00	£1,327.08	£9.10
2C	First	**Available**	1,151	£10,474.10	£872.84	£9.10
2G	First	**Available**	3,849	£35,025.90	£2,918.83	£9.10
3A	Second	**Available**	2,539	£23,104.90	£1,925.41	£9.10
3B	Second	**Available**	1,298	£11,811.80	£984.32	£9.10
TOTAL			**10,587**	**£96,342**	**£8,028**	

Rents are quoted inclusive of insurance and service charge (Rent + Ins + Service Charge). Areas are approximate gross areas in sq ft. Tenants are responsible for their own utilities, business rates (if applicable) and other occupational costs. VAT is applicable unless expressly stated otherwise.

LOCATION PLANS





SITE LOCATION PLAN



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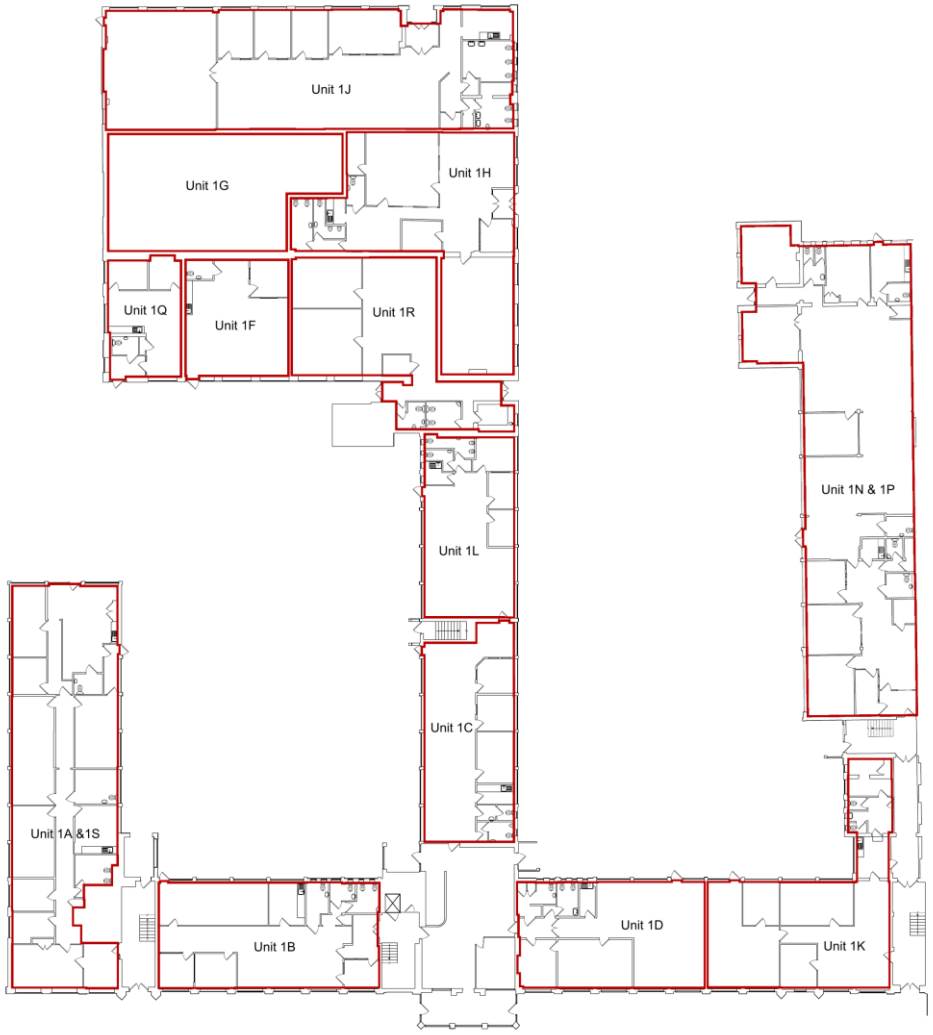
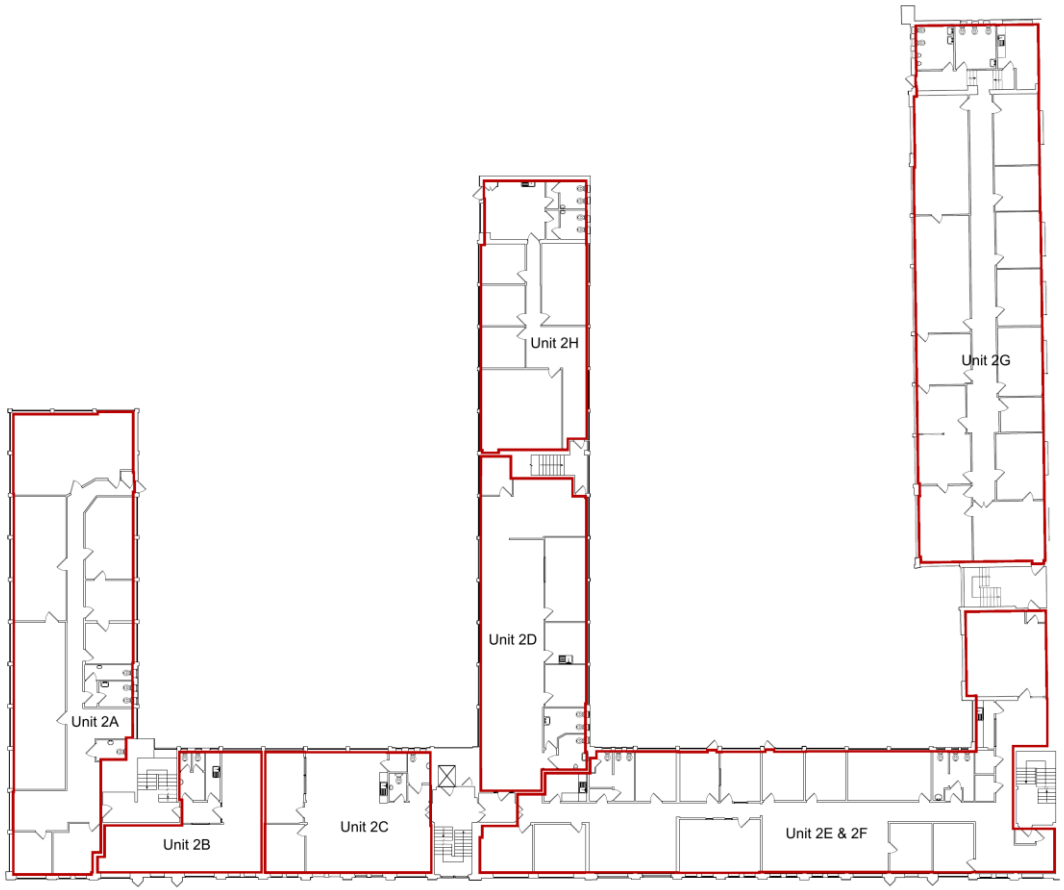
GROUND FLOOR PLAN

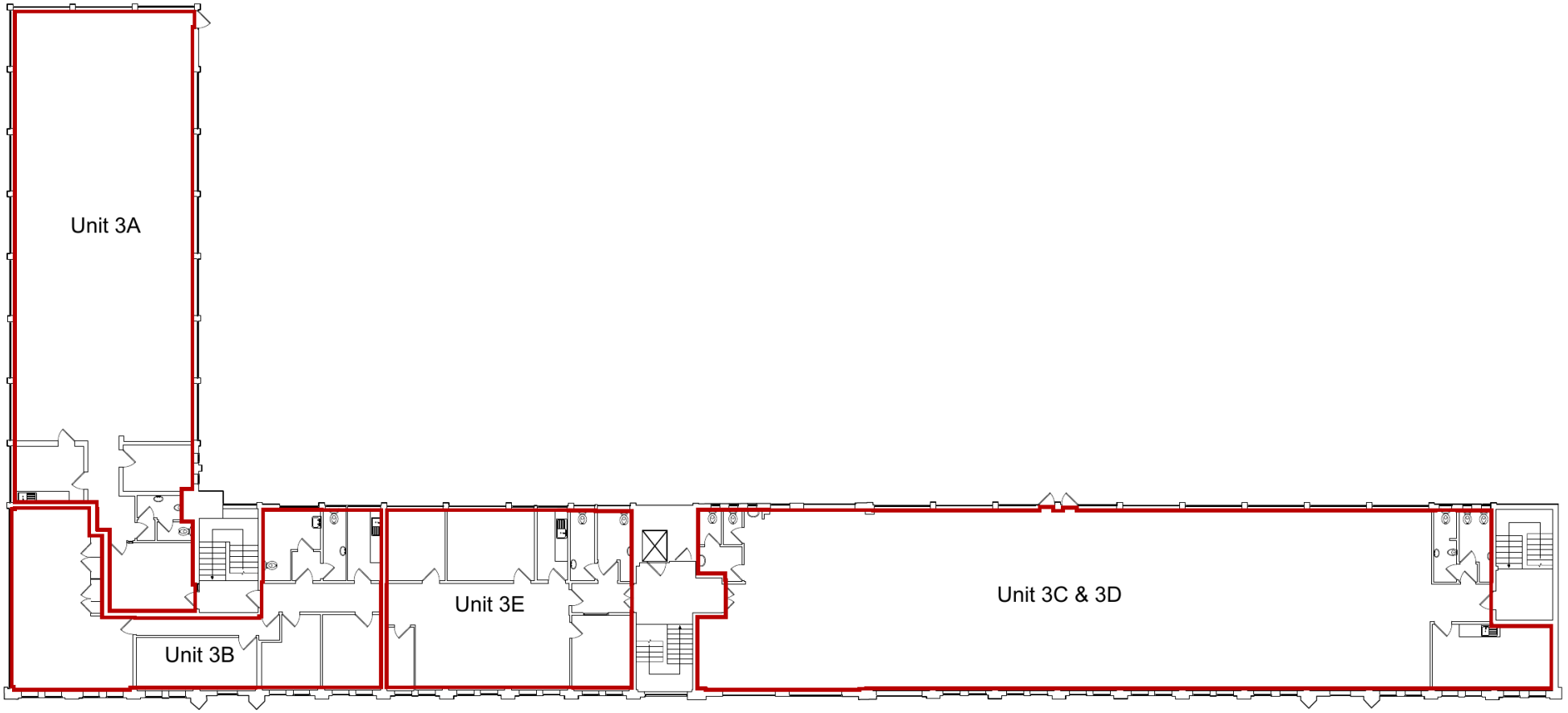


FIRST FLOOR PLAN



Plans prepared by Sigma Surveys, March 2020 (scale 1:200 at A1). Indicative only, not to scale.

SECOND FLOOR PLAN



Plans prepared by Sigma Surveys, March 2020 (scale 1:200 at A1). Indicative only, not to scale.

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