

GREAT NORTH HOUSE

BUILDING 2



TO LET

20 Allington Way,
Darlington
DL1 4DY, UK



DESCRIPTION

Great North House 'Building 2' sits to the rear of the site, with demised car parking to the side. The premises comprises a two storey office with self-contained access. The entirety of the building has just been refurbished to a high standard with the specification as follows;



Two flexible floorplates



Redecorated throughout



New carpeting



LED lighting



C 2.7m floor to ceiling height



New fitted kitchen facilities on both floors



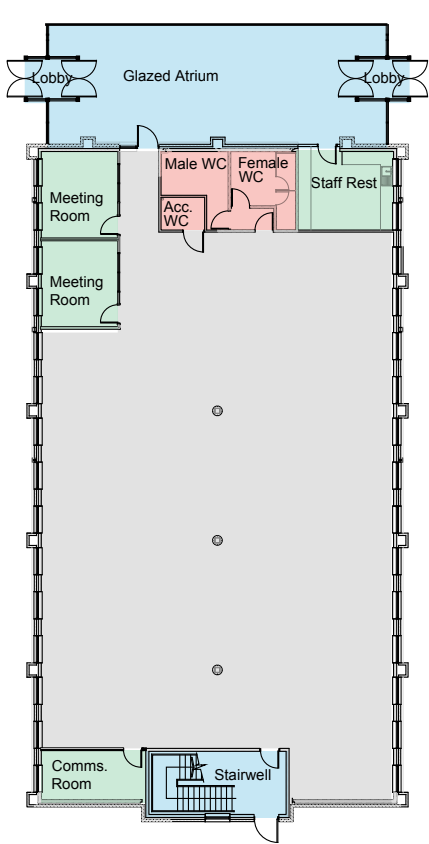
63 car parking spaces

ACCOMMODATION

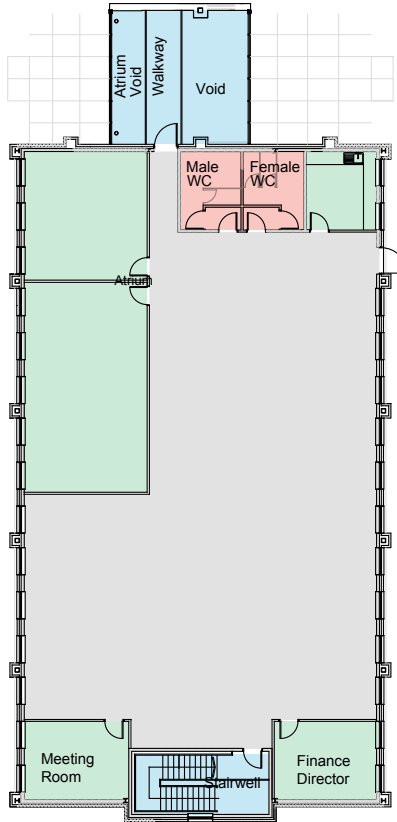
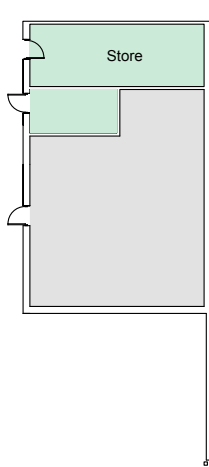
Great North House is available as a whole and will benefit from a self-contained 'own front door' arrangement.

The expansive floorplates are light and airy, comprising open plan office accommodation along with on-site fitted kitchen and WC facilities.

Ground floor:	4,648 sq ft
First floor:	4,815 sq ft
Total:	10,266 sq ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WIDER SITE

A66



YARM ROAD



YARM

YARM ROAD

BUSINESS PARK

LINGFIELD WAY

MORTON PARK WAY



ALLINGTON WAY

GREAT
NORTH
HOUSE

BUILDING 2



LOCATION

Great North House lies on Allington Way, just off the A66 in Darlington.

Darlington town centre is located approximately five minutes drive away to the west, and the area benefits from strong transport links via the A1(M).

ROAD	
Yarm Centre	8 miles
Darlington	3 miles
Middlesbrough	15 miles
Durham	24 miles
Sunderland	40 miles
Newcastle Upon Tyne	37 miles
York	58 miles

RAIL	
Middlesbrough	16 miles
Newcastle Upon Tyne	37 miles
York	55 miles

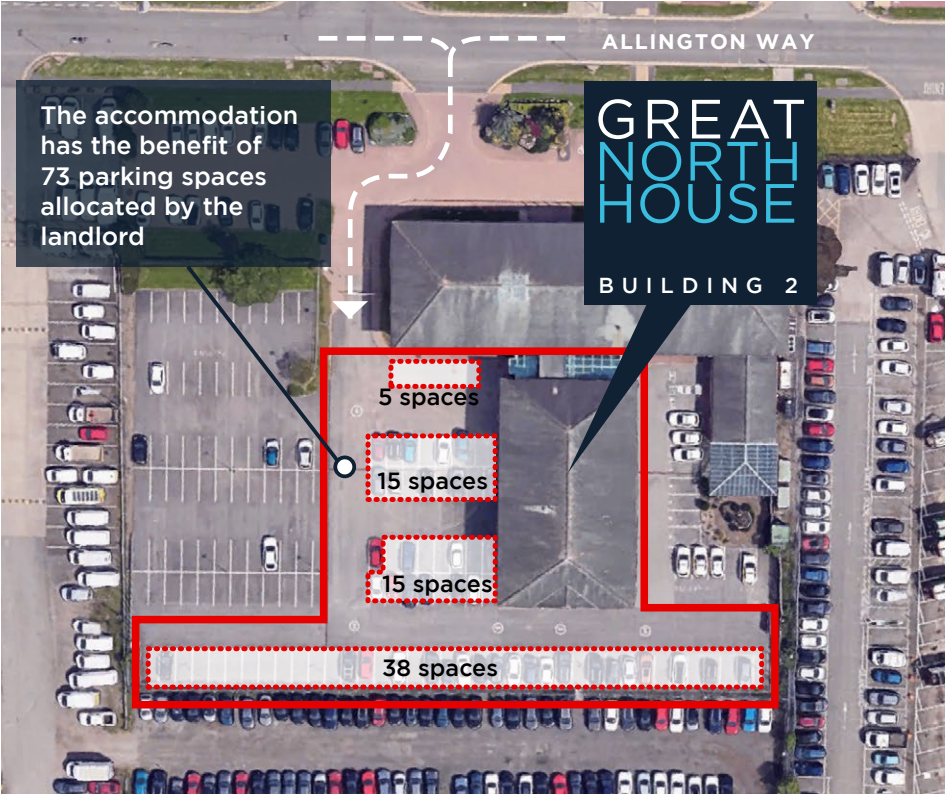
AIR	
Teesside International Airport	4 miles
Newcastle International Airport	43 miles
Leeds Bradford airport	62 miles



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*A prominent
location within
Darlington close
to the A1(M)*





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TERMS

The entirety of the building is available to let by way of a new Full Repairing and Insuring lease.

RENT

On Application.

SERVICE CHARGE

On Application.

BUSINESS RATES

On Application.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be re-assessed.

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BUILDING 2

ALL ENQUIRIES:

PARKER KNIGHTS

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