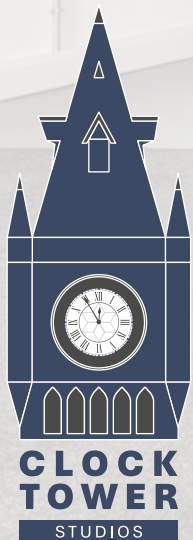


CLOCKTOWER STUDIOS

DARLINGTON



- Newly Refurbished, Grade A Office Suites from 1,221 - 2,442 sq. ft
- Located centrally within 5 min walk from Darlington Train station
 - Minimum of x2 parking spaces per suite
 - Further parking spaces available on request

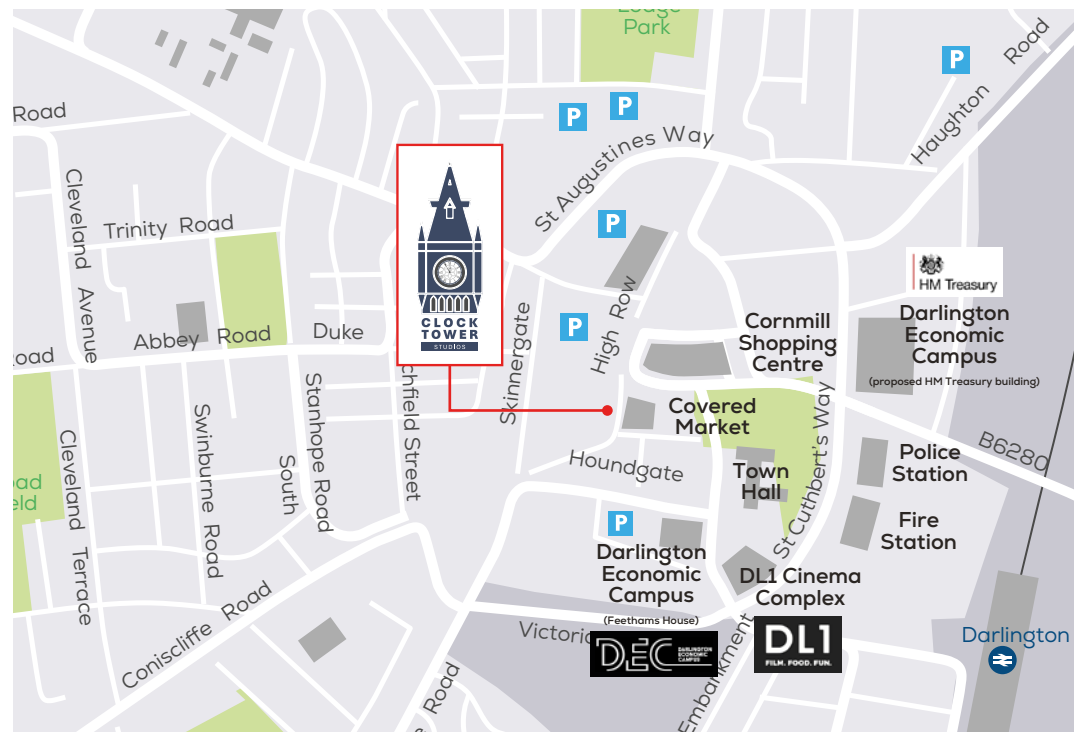
Grade A Offices To Let In Central Darlington

LOCATION

Clock Tower Studios is located in Darlington Town Centre close to the recently transformed Market Square and nearby historic Yards. Following the recent £25m investment from the “Towns Fund” this area is a thriving business district for a diverse range of occupiers including independent retailers, bars, restaurants and cafes.

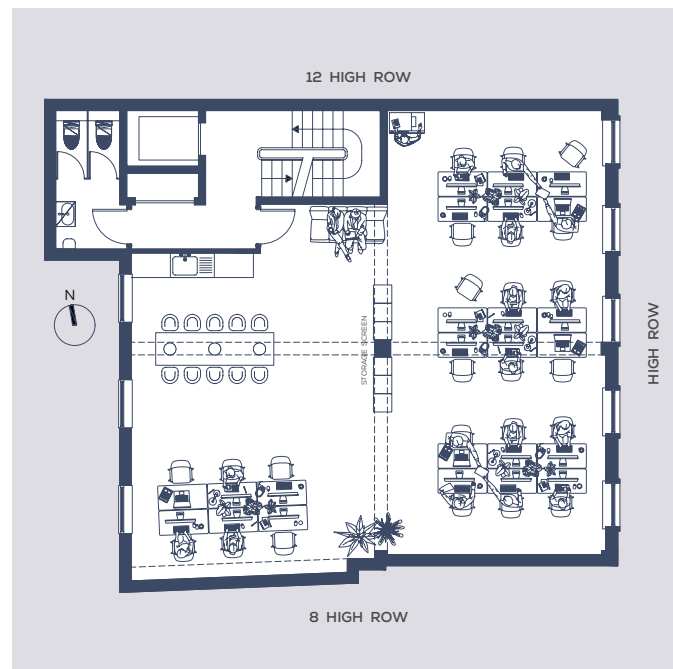
The property is also conveniently located just minutes’ walk from Darlington train station (which is the subject of a £140m refurbishment), providing regional and national rail transport with 2 hours 20 min travel time to London and 2 hours travel time to Edinburgh. Darlington Town Centre is easily accessible via car, neighbouring the A176 providing close access to the A1 and A66, key arterial routes to the North and South of the UK.

The HM Treasury have committed to a development of the Darlington Economic Campus (presently located at Feethams House) and will move to a larger location on Brunswick Street within 3 mins walk of the Property. This move will create at least 1,200 roles when the Campus has been developed. It is anticipated that this development will accelerate further the growing network of businesses in Darlington making the Town Centre, with its excellent transport links, an attractive location for new and existing businesses.





DEMISE	FIRST FLOOR	SECOND FLOOR
Floor Area	1,221 sq. ft	1,221 sq. ft
Total	2,442 sq. ft	



DESCRIPTION

Clock Tower Studios offers an exceptional modern working environment in the heart of Darlington Town Centre.

The property has undergone an extensive refurbishment to provide occupiers with a high-quality working environment. The workspace is set over two floors providing flexibility for occupiers to either take a single floor or for an occupier to take control of the whole building with signage and branding opportunities at both street and building level, as well as within the common parts.

There is a lift to both floors and a minimum of two parking spaces per suite as well as further parking available on request.

SPECIFICATION

- New LED Lighting
- New A+++ rated efficiency split Mitsubishi Air Conditioning
- New Flooring
- Dedicated kitchen facility to each studio
- Perimeter Trunking
- Refurbished WCs
- Refurbished Communal Area
- Passenger Lift
- Intercom Access control system
- Contemporary Urban Design
- 2 car parking spaces included per suite and additional spaces available
- The EPC asset ratings are A (second floor) and B (first floor)



MISREPRESENTATION ACT 1967 Dodds Brown & Carver Commercial for itself and for the vendors or lessors of this property whose agents it is give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition necessary permissions to use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Dodds Brown has any authority to make or give any representation or warranty in relation to this property.

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