



Great  
North House  
BUILDING 2



9,459 sq ft self contained office To Let

20 Allington Way,  
Darlington  
DL1 4DY



## 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**



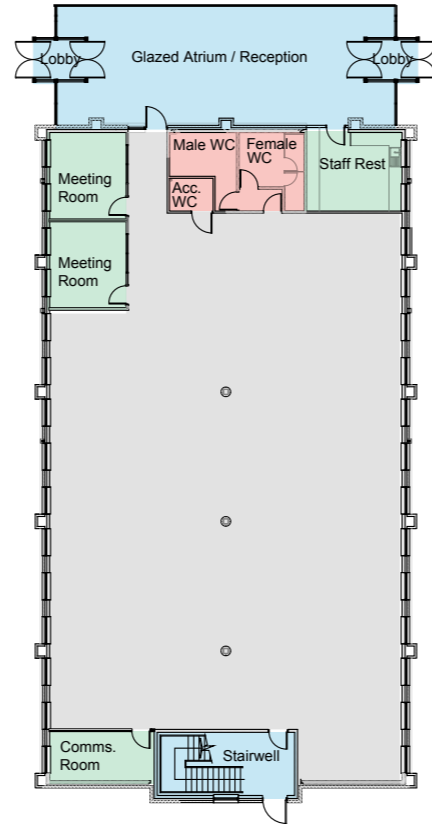
**73 car parking spaces**

# ACCOMMODATION

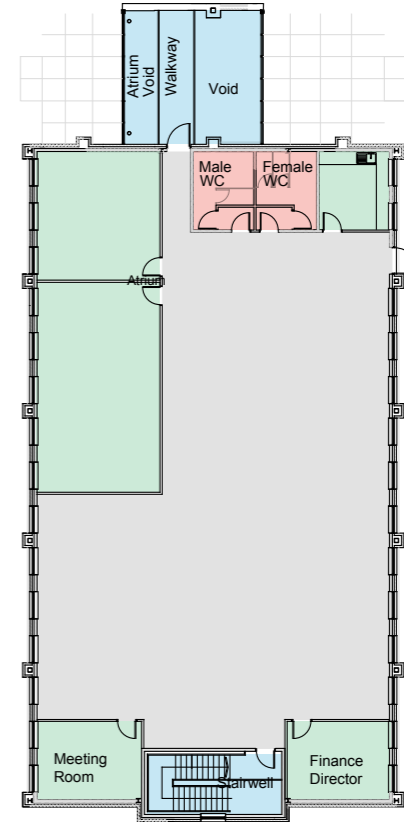
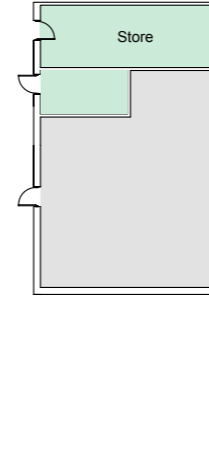
Great North House is available as a whole and will benefit from a self-contained 'own front door' arrangement.

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

	SQ M	SQ FT
Ground floor:	438.22	4,717
First floor:	440.52	4,742
<b>Total:</b>	<b>878.74</b>	<b>9,459</b>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# WIDER SITE

A66



YARM ROAD

YARM ROAD

LINGFIELD WAY

BUSINESS PARK

MORTON PARK WAY

ALLINGTON WAY



Contract Kitchen Solutions



Great North House  
BUILDING 2



## LOCATION

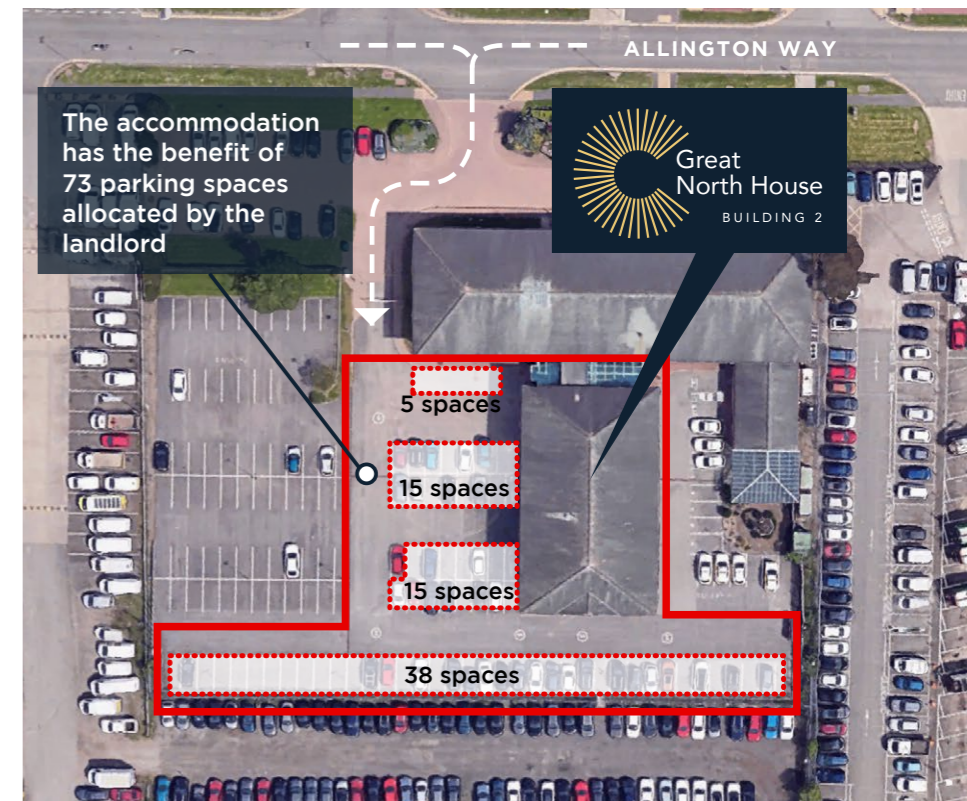
Great North House lies on Allington Way, just off the A66 in Darlington.

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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## ALL ENQUIRIES:

**PARKER KNIGHTS**

REAL ESTATE

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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

£10.00 psf.

### 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

Energy rating C.