

# *Innovate @* **HOUNDGATE**

7 HOUNDGATE • DARLINGTON • DL1 5RF



## **TO LET**

**SMALL OFFICE SUITES** FROM 225 SQ FT – 349 SQ FT (20.9 – 32.4 SQ M)

3 persons  -  6 persons

- @ FLEXIBLE TERMS**
- @ HIGH QUALITY OFFICES**
- @ TOWN CENTRE LOCATION**
- @ EXCELLENT TRANSPORT LINKS**



# Innovate@ HOUNDGATE



## @ LOCATION

Innovate @ Houndgate forms part of the Houndgate and Beaumont Street office development. The development is located in the town centre of Darlington close to the Dolphin Centre and Market Square and is within easy reach of all the town centre amenities including transport, leisure, retail and education facilities.

7 HOUNDGATE • DARLINGTON

SAT NAV POSTCODE



## @ DESCRIPTION

Innovate @ Houndgate is a modern refurbishment of a well situated town centre office development. The suites benefit from a shared ground floor entrance with intercoms provided in each suite, the ground floor entrance leads to a first floor lobby area comprising male and female WC's, shared kitchen facilities and access to each individual suite. Each suite has been refurbished and modernised to a high standard. Suites are available furnished or unfurnished, further information can be provided by the joint letting agents.

## @ BENEFITS

- Town Centre location
- Flexible Terms
- On site car parking available (prices available on request)
- Excellent transport links

## @ TERMS/RENT

The Innovate suites are available on a flexible basis at competitive rents, by way of a tenancy agreement incorporating breaks at annual intervals or breaks at anytime, subject to 3 months prior notice. Full details can be obtained from the joint letting agents. Any figures quoted will be subject to VAT at the prevailing rate.

## @ VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents:

[www.innovate-whittlejones.com](http://www.innovate-whittlejones.com)

## @ ACCOMMODATION

Building	Persons	SQ FT	SQ M
7A		225	20.9
7B		349	32.4
7C		251	23.3

Suites 7A – C are located on the First Floor and have shared access to Kitchen and WC facilities.

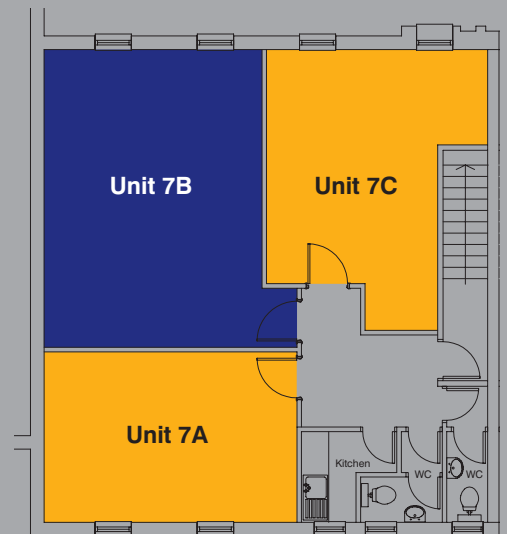
## @ AFFORDABILITY

Innovate provides quality accommodation at an affordable rate. Rents include water rates, refuse disposal, window cleaning, cleaning of office suites and common areas, fire alarm / emergency lighting testing and building insurance.

The Tenant will be responsible for paying business rates to the local authority. Tenants will be responsible for arranging their own telecoms / internet services, electric and gas consumption is charged separately by the Landlord.

## @ EPC

The Energy Performance rating has been assessed at D (84). The full Certificate and Report are available on request.



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