



To Let

Self Contained Office Suites

701 - 1,186 sq ft (65.10 - 110.20 sq m)

► **Equinox House**
Faverdale North
Darlington
DL3 0PH



SW
Sanderson
Weatherall

Key points

- ▶ Self Contained Office Suites
- ▶ On site car parking
- ▶ Size: 701 - 1,186 sq ft (65.10 - 110.20 sq m)
- ▶ Rent: Upon Application
- ▶ Subject to Contract

Description

The subject property comprises a range of self contained office suites. The available accommodation is located on the ground floor and benefits from suspended ceilings incorporating LED panel lighting, together with uPVC double-glazed windows providing a bright and efficient working environment.



Each suite is equipped with WC facilities and includes space and plumbing for the installation of a kitchenette. Unit 11 further benefits from a private entrance with direct access to the car park, a feature that can also be made available to the other vacant suites if required.

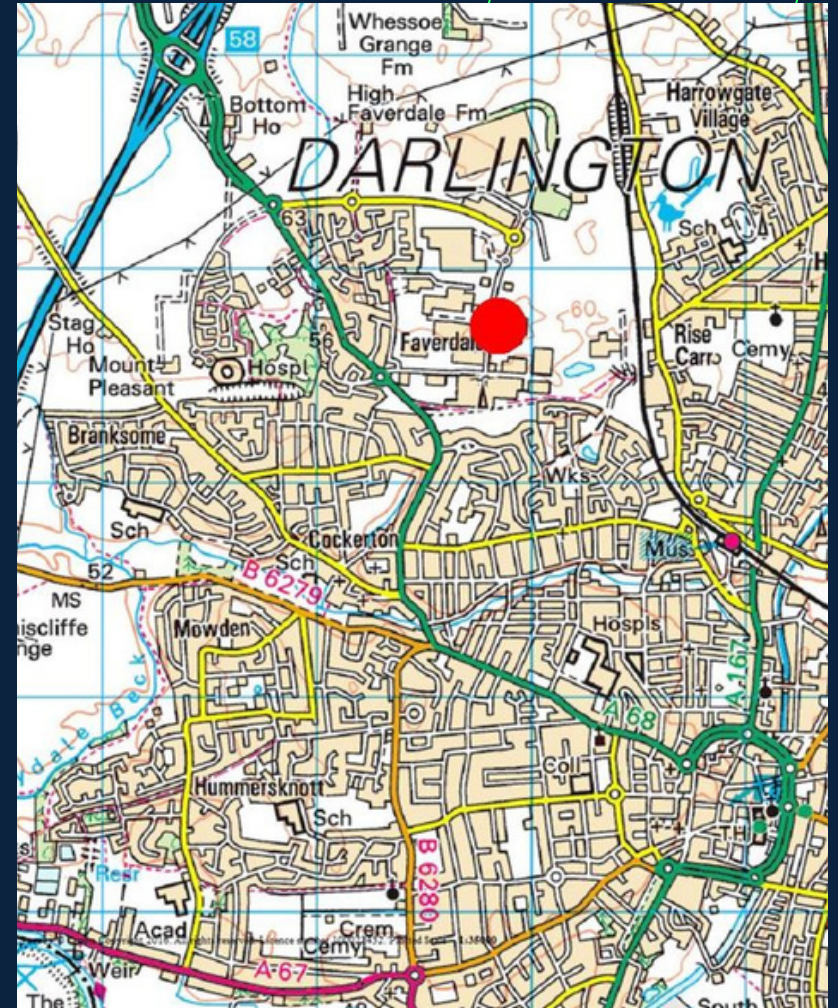
Externally, the property offers generous on site car parking, with approximately 40 spaces available.

Location

Faverdale Industrial Estate is a well-established commercial and industrial location situated approximately two miles north-west of Darlington Town Centre. The estate benefits from excellent transport connectivity, with direct access to Junction 58 of the A1(M), providing convenient links to the wider regional and national motorway network. As a result, the area is regarded as a popular location for industrial, warehouse, trade counter and distribution occupiers.

The subject property occupies a prominent position on the western side of Faverdale North within Faverdale Industrial Estate. The surrounding area comprises a mixture of industrial, warehouse and business premises occupied by a range of local and regional operators. Nearby occupiers within the immediate vicinity include Space Pilates, Britcroft Haulage and JD Motor Company, together with a variety of other established commercial businesses.

Darlington itself is a major commercial centre within County Durham and the wider Tees Valley region, benefitting from excellent road, rail and public transport connections. The property's location offers convenient access to Darlington Town Centre, the A1(M), Durham, Teesside and the wider North East, making it an attractive location for businesses requiring good accessibility and distribution links.



Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Unit	sq m	sq ft
Unit 5	89.9	968
Unit 10	65.1	701
Unit 11	110.2	1,186

Asking Rent

The office premises are available by way of a new Effective Full Repairing and Insuring Lease for a term of years to be agreed. Rent on Application, subject to contract.

Service Charge

A service charge is payable in respect of the upkeep, maintenance and management of the building's common areas and the wider estate. Further details are available upon request.

EPC

The property has an Energy Asset Rating of Band D (77) and is valid until 14 November 2028. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Services

We understand the property benefits from water and electricity service connections, however, any interested party is advised to make their own investigations regarding this matter.

Business Rates

The property has been reconfigured and will therefore need to be reassessed by the Valuation Office Agency upon occupation. Interested parties are advised to direct further enquiries with the Local Rating Authority (Darlington Borough Council).

Anti Money Laundering

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

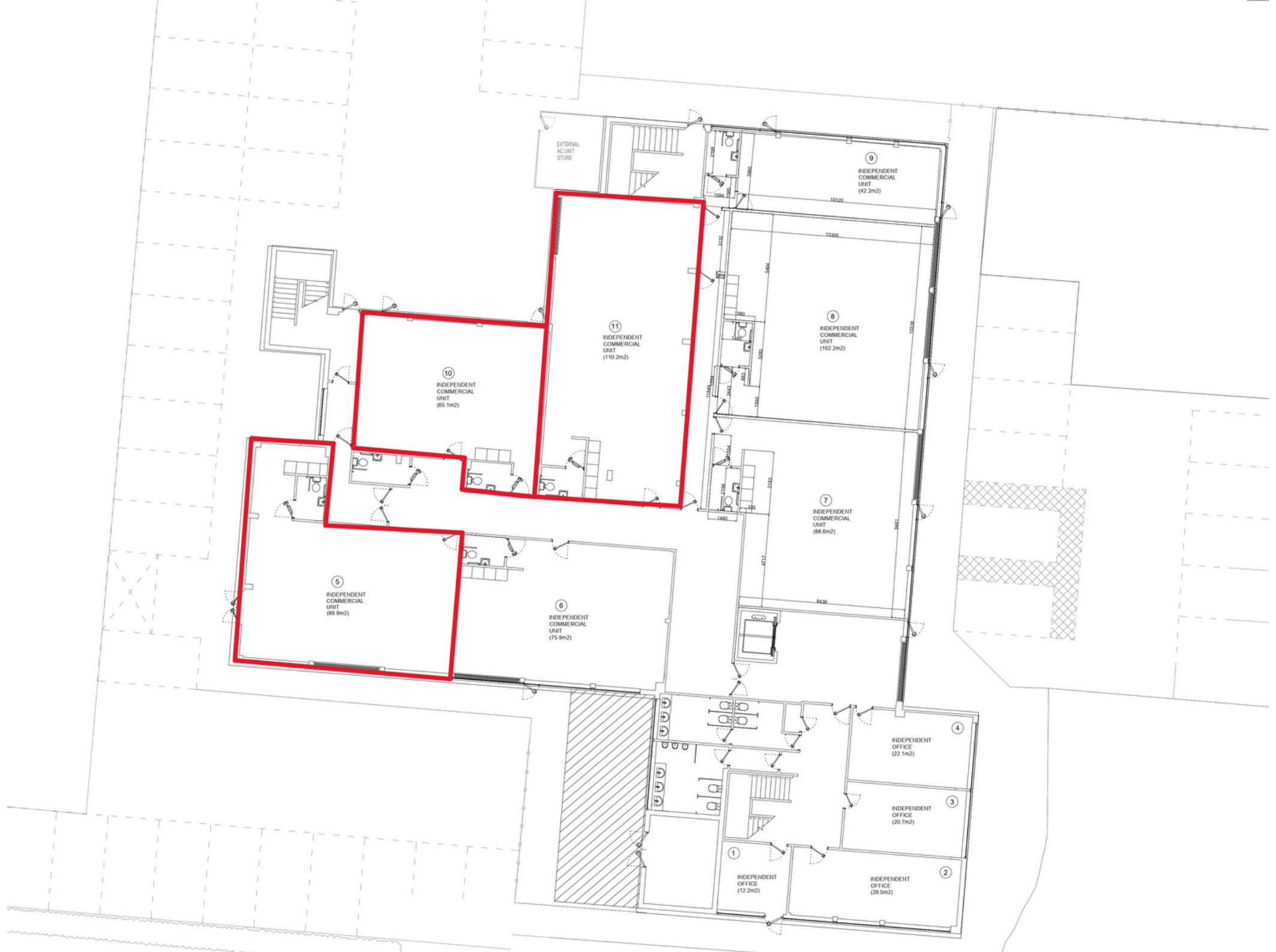
VAT

All rents are quoted deemed exclusive of VAT where chargeable.

Legal costs

Each party is responsible for their own legal costs incurred throughout any transaction in connection with this property.







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Viewings

For further information or to
arrange a viewing please
contact the sole agents:

▶ **Sam Robinson**
07518 907 416
sam.robinson@sw.co.uk

▶ **James Fletcher**
07894 411 871
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September 2026