



DL1
FILM. FOOD. FUN.
DARLINGTON
DL1 5AD



OUTSTANDING MULTI USE LEISURE OPPORTUNITIES IN THE HEART OF DARLINGTON

1,458 sq ft – 15,838 sq ft with external seating areas at podium level



DARLINGTON

Catchment population of
311,000
people



Darlington is the
7th
fastest growing
economy in the UK

Over
£500m
of public and private sector
investment has been attracted into
Darlington over the last 5 years

Darlington population
107,800
ONS census '21

Working age population of
65,100
(Source: NOMIS)



Darlington is a
home to circa
25,000
further education
students

5 minute drive time
catchment population of
43,270
& 10 minute catchment of
95,391



Darlington secured
Towns Fund of
£22.3m

GDP Per head
£25,800
(ONS '21)

42%

of the working age population are
employed within management,
professional and technical
occupations (Invest Darlington)



DARLINGTON ECONOMIC CAMPUS

DARLINGTON
MARKETS

CORNMILL
SHOPPING CENTRE

SPORTS
DIRECT.COM

Opening '27

Civil Service

Hub
104,000 sq ft
1450 employees

DARLINGTON
Borough Council
Dolphin
Leisure Centre

DARLINGTON
Borough Council
Registry Office

DARLINGTON
Borough Council

Department
for Education

Ring Road

The Darlington Economic Campus supports the wider Place for Growth programme which aims to move 22,000 civil service positions which include the following departments - The campus incorporates **HM Treasury, Department for Business and Trade**, for which Darlington will be the second headquarters:

- Ministry of Housing
- Communities and Local Government
- Department for Energy Security and Net Zero
- Office for National Statistics
- Department for Science
- Innovation and Technology
- Department for Culture
- Media and Sport
- Competition and Markets Authority



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AT THE HEART OF DARLINGTON

**SPORTS
DIRECT.COM**

DARLINGTON
Borough Council
**Dolphin
Leisure Centre**

To be redeveloped
30,000 sq ft office &
Enterprise space

**CORNMILL
SHOPPING CENTRE**

To be redeveloped

**DARLINGTON
MARKETS**

High Row

To be redeveloped

P
**Parking
650 Spaces**

DARLINGTON
Borough Council

Opening '27
**Civil Service
Hub**
104,000 sq ft
1450 employees

DARLINGTON
Borough Council
Registry Office

**Department
for Education**

**Darlington
Police Station**

HM Treasury
400 employees

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Ring Road

**Darlington
Station**

DL1 CURRENT TENANTS



80 space
carpark and adjacent
650 space
local authority
car park



80 Bed
 **Premier Inn**

9 Screen
vUE
BIG SCREEN ENTERTAINMENT

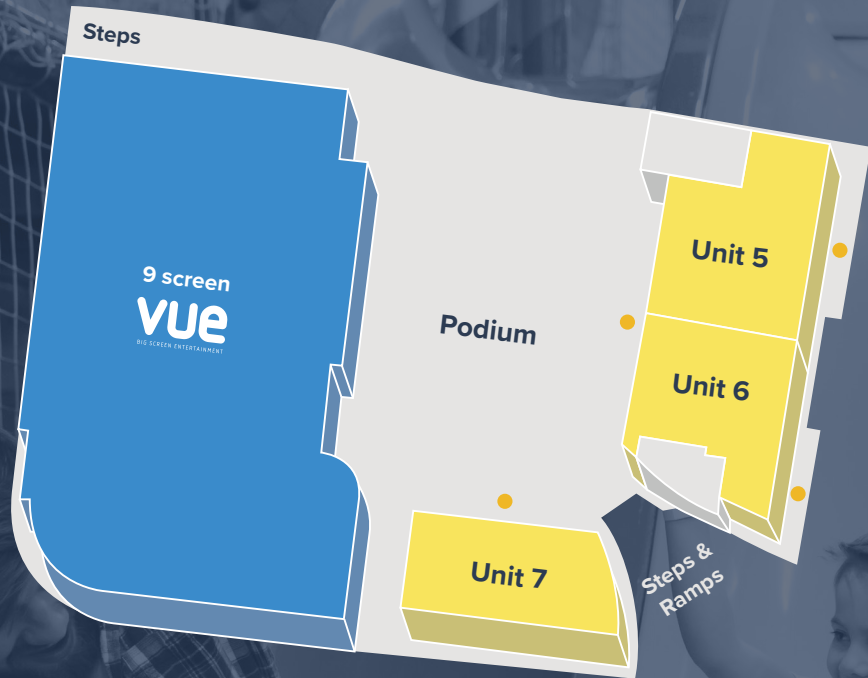
F & B Operators currently on site


Nando's


**HUNGRY
HORSE**

SUBWAY

Podium Level



“ Opportunity to create units to match bespoke requirements from 1,458 sq ft to 15,838 sq ft ”



“ Generous floor ceiling height ”

Ground Floor Level



Availability schedule

Unit Number	Level	Size sq ft	Size sq m	Notes
1	Ground	3,875	360.00	Fully Fitted
1a	Ground	1,458	135.45	Fully Fitted
4	Ground	7,642	709.96	Fully Fitted
5	Podium	4,532	421.03	Shell
6	Podium	3,664	340.40	Fully Fitted
7	Podium	3,500	325.16	Fully Fitted

*Units 4, 5 & 6 can be combined to suit bespoke requirement *Floor ceiling height 3.5m - 4m



For further information
contact the joint agents



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