

## Springfield Resource Centre, 98 Salters Lane South, Darlington, DL1 2AN

Detached Unit For Sale Offers invited IRO £245,000. Previously utilised as a day centre, with enclosed gated parking.

- Detached Unit
- Previously occupied as a day service
- Busy Road Side Location
- Suitable For A Variety of Uses
- Office Space
- Opportunity for re-development
- Gated site with Parking and Palisade Fencing

## Summary

<b>Available Size</b>	2,325 sq ft
<b>Price</b>	Offers in the region of £245,000
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

Springfield Day Care Service was currently trading until it closed its doors in 2023. The building comprises of day rooms, w/c facilities, kitchen and dining area and staff rooms. Externally, the building is enclosed with palisade fencing with a secured car park. The surrounding area is primarily residential and as a detached gated unit with carparking it would be suitable for a variety of uses (subject to planning permission)

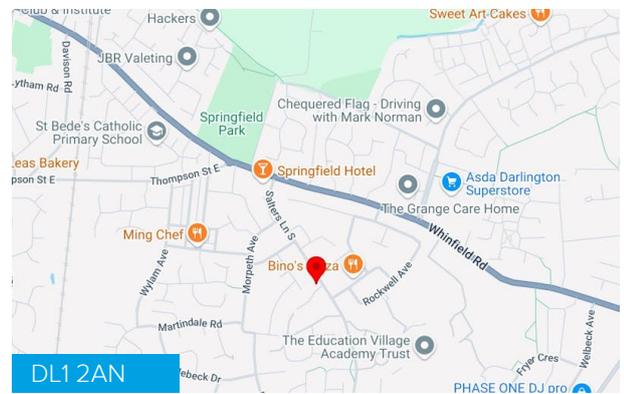
## Location

Springfield Day Care Service is located within the Springfield area to the South of Darlington. The building is situated on a main bus route road that provides access to the A19 and A1 (m) in the North providing linkages to Darlington Town Centre. Wider linkages to Durham, Newcastle, York and Leeds can be accessed from the A1 (M) North/ South bound.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Total /sq ft	Availability
Ground	2,325	216	-	Under Offer



## Viewing & Further Information



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