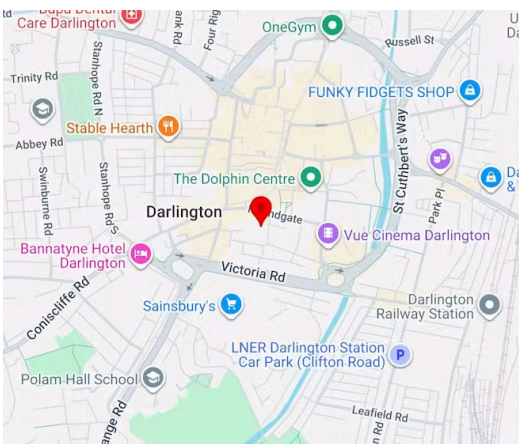








## Description

7 Beaumont Road presents a rare and flexible opportunity to occupy a substantial multi-floor property in Darlington. The building provides two floors of open-plan commercial accommodation together with separate owners' accommodation, offering scope for a wide variety of uses and configurations. The space could suit office, leisure, hospitality, community, training, fitness, studio or other specialist uses, subject to the necessary planning and statutory consents. Available as a whole, the property provides an occupier with the flexibility to create a bespoke layout around their operational requirements, while the owners' accommodation offers additional live/work potential. Incentives are available for an agreed lease commitment, making this an attractive proposition for an occupier looking for a versatile building with scope for adaptation and growth.

## Location

7 Beaumont Road is situated within Darlington, County Durham, providing an established urban location with convenient access to the town centre and surrounding commercial areas.

Darlington is an important commercial and transport centre within County Durham and benefits from strong road and rail connections across the North East and beyond.

The property is therefore well placed for an occupier seeking a central Darlington base with the flexibility of a larger multi-floor building.

## Accommodation

| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| Unit - Total Unit | 8,578        | 796.92        | Available    |
| <b>Total</b>      | <b>8,578</b> | <b>796.92</b> |              |

## Summary

- Rent: £12,000 - £25,000 per annum
- Business rates: £8,400 per annum
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings



**Julie Anderson**  
 01609 797 330 | 07968 799 734  
[julie.anderson@alignpropertypartners.co.uk](mailto:julie.anderson@alignpropertypartners.co.uk)

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