



## Unit 7 DL1 Leisure Scheme

Feethams, Darlington, DL1 5RD

**Restaurant/Leisure Unit to  
let at DL1 Leisure Scheme**

**3,488 sq ft**  
(324.05 sq m)

- Darlington's major prime leisure scheme - Anchored by a 9 Screen VUE cinema
- Tenants - Premier Inn, Greene King & Nandos
- Located in the centre of Darlington

# Unit 7 DL1 Leisure Scheme, Feethams, Darlington, DL1 5RD

## Summary

Available Size	3,488 sq ft
Rent	£52,325 per annum Fitted Out unit
Rates Payable	£31,912.50 per annum
Rateable Value	£57,500
Service Charge	£22,153 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (85)

## Description

DL1 is a 90,000 sqft leisure scheme including a 9 screen Vue Cinema, 80 bed Premier Inn, Estabulo, Nando's, Bella Italia, Greene King and Subway. Darlington has a population of 105,564 and a shopping catchment of approx. 200,000 people. The subject unit is available immediately and is in a fitted out condition suitable for a bar, restaurant or other leisure based operation. It sits on the upper floor level with frontage to the inner ring road.

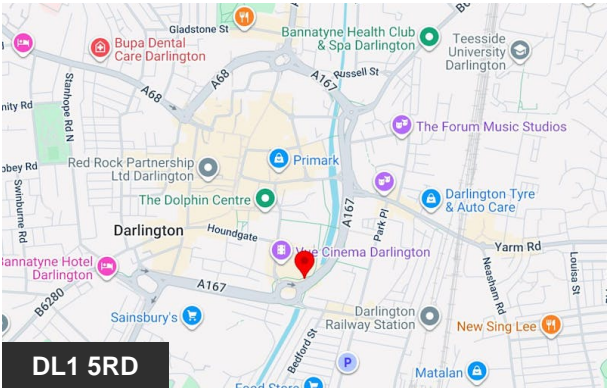
## Location

Darlington benefits from excellent road communications with the A1(M) providing easy access to the North East and to North/West Yorkshire. The town is also well served by the national rail network sitting on the East Coast Line with travel times of 2hrs 20mins to London and 2hrs to Edinburgh. Darlington Train Station is just a 3 minute walk from DL1. DL1 is within walking distance to the main market square and high street.

## Accommodation

The accommodation comprises the following areas (could split see plans):

Name	sq ft	sq m	Availability
Ground - Upper Floor Level Unit next to Premier Inn and VUE entrance	3,488	324.05	Available
<b>Total</b>	<b>3,488</b>	<b>324.05</b>	



## Viewing & Further Information



**Adam Mobley**  
07587 133540  
amobley@wsbproperty.co.uk





# 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



DL1  
FILM. FOOD. FUN.

DARLINGTON DL1 5AD





# 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

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

**P**  
**Parking  
650 Spaces**

**DARLINGTON**  
Borough Council

**DARLINGTON**  
Borough Council  
**Registry Office**

**Department  
for Education**

**Darlington  
Police Station**

**HM Treasury**  
400 employees

**DL1**  
FILM. FOOD. FUN.

**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

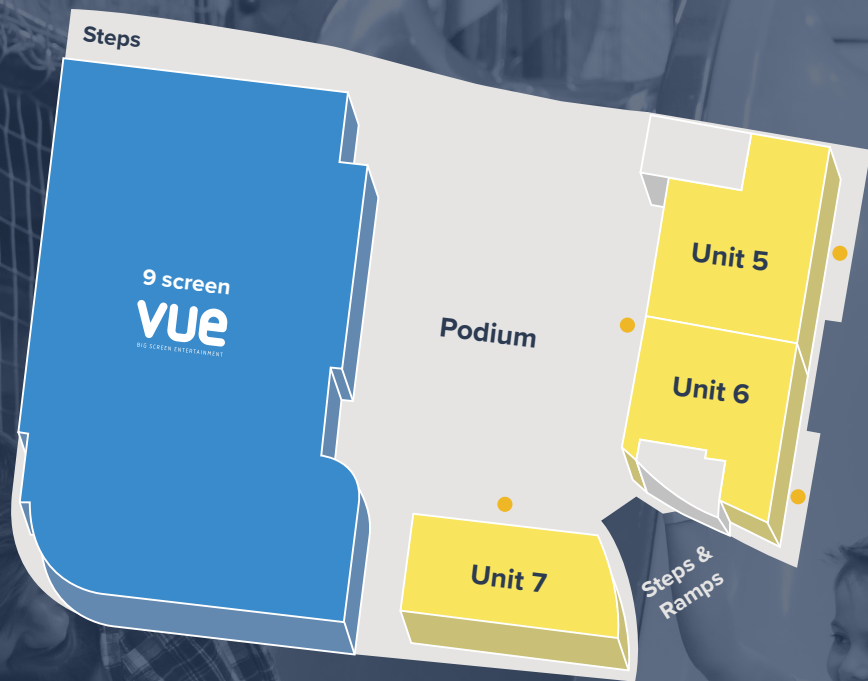
  
**Nando's**

  
**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



**NEWS WEBSTER**  
PROPERTY CONSULTANTS

Jonathan Newns  
07796 686469  
jn@newswebster.com



Adam Mobley  
07587 133540  
amobley@wsbproperty.co.uk



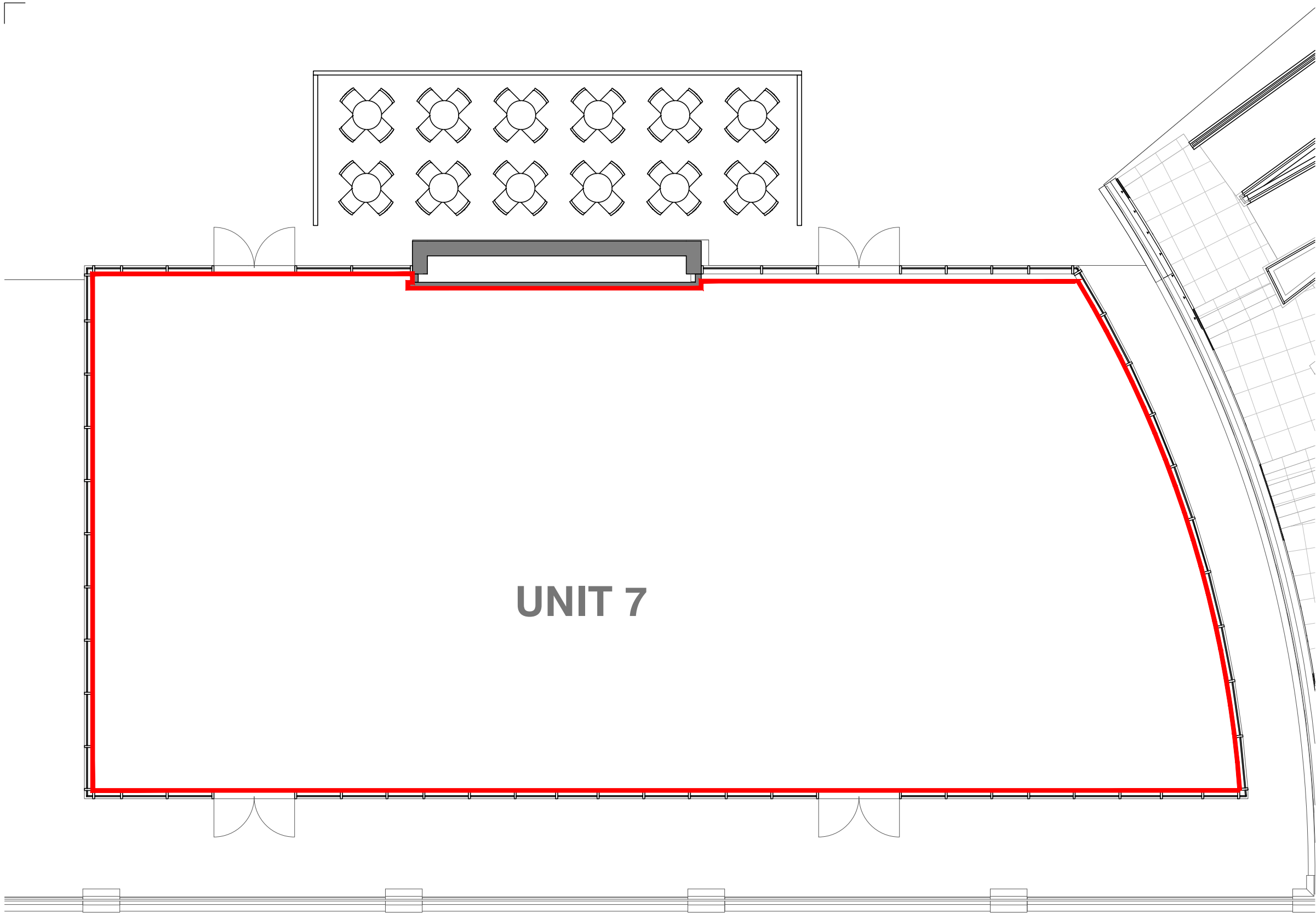
MISREPRESENTATION ACT: WSB Property Consultants LLP (WSB) or News Webster for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB or News Webster cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB or News Webster has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB or News Webster will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars September '25



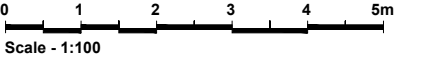
**DL1**  
FILM. FOOD. FUN.  
**DARLINGTON DL1 5AD**







NB		Responsibility is not accepted for errors made by others scaling from this drawing		A3	
Rev	Description	By	Date		



Project  
FEETHAMS  
DARLINGTON

Client  
THREADNEEDLE PENSIONS LTD

Title  
UNIT 1 - SECOND FLOOR  
LEASE PLAN

Drawn by	Surveyor	Date
GLB	CAD	OCTOBER 2025

Scale  
1:100 @ A3

Drawing Number	Revision
N251307-A09-02	

