



**FOR SALE / TO LET**

# Pioneer Court

**MORTON PALMS BUSINESS PARK, DARLINGTON, DL1 4WD**

High quality office suites from **1,700 sq ft - 4,500 sq ft**



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## LOCATION

Pioneer Court is located on Morton Palms Business Park on the eastern edge of Darlington, immediately adjacent to the A66 Trunk Road and accessed directly from Yarm Road. The A66 links directly to the A1(M) and the A19(T) which provides excellent access to the region's major conurbations. Teesside is approximately 10 miles east and Durham 20 miles north.

Darlington Railway Station is approximately 2 miles away and provides mainline railway links to London King's Cross, York, Newcastle and Edinburgh.

## DESCRIPTION

The premises comprise modern high specification 2-storey office accommodation with the benefit of the following specification:

- Feature reception
- 2.7m floor to ceiling heights
- 8 person passenger lift
- Suspended ceilings
- LG3 2001 compliant lighting
- Fully raised access floor providing 150 mm void
- Male, female and disabled WC facilities
- Gas-fired central heating system (air conditioning has been added to some suites by previous occupiers)

Externally, allocated parking is included for each property.

## ACCOMMODATION

<b>Unit 7</b> (GF)	157.9 sq m	(1,700 sq ft)
<b>Unit 8</b>	315.9 sq m	(3,400 sq ft)
<b>Unit 10</b>	418.1 sq m	(4,500 sq ft)

## RATING ASSESSMENT

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## TERMS

The premises are available either For Sale or To Let on terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE

The available premises have an EPC rating ranging from C(62) to C(69). A copy of the certificate and the recommendations are available upon request.

## VAT

All figures are quoted exclusive of but will be liable to VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal and surveying fees.



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