



UNIQUE OFFICE SPACE
TO LET
up to 15,080 Sqft
AVAILABLE NOW



www.lingfieldpoint.co.uk

L I N G F I E L D P O I N T
D A R L I N G T O N

Beehive is now home to its own buzzing business community.

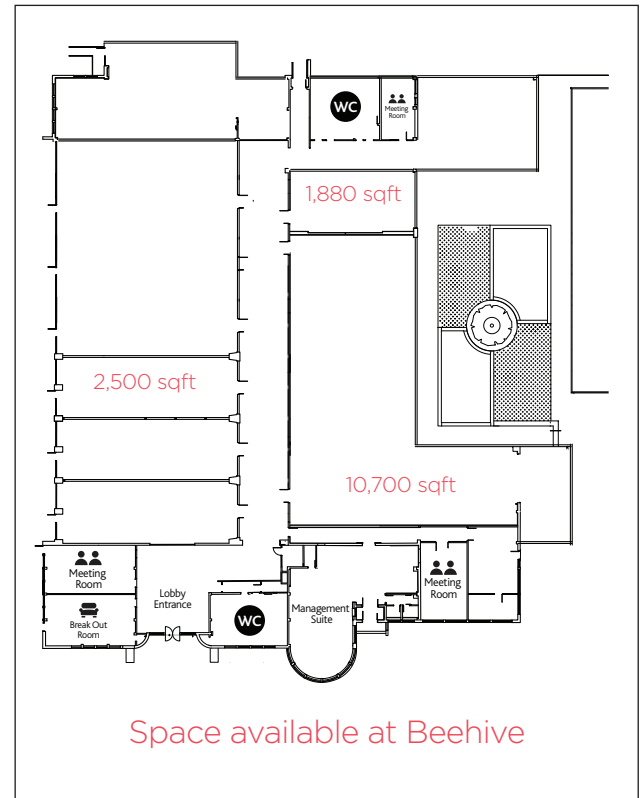
This creative little hive of activity is home to a wide range of businesses from both the public and private sector. These statement offices can be split and offer up to 15,080sqft of open plan contemporary space.

Businesses enjoy a high spec communal entrance and larger suites have their own front door. There are exclusive meeting spaces, terraces and an east facing contemporary plaza - perfect for late summer. Employees can enjoy an easy going break out area which even includes a book swap club!

Part of the 107-acre Lingfield Point, this unique space enjoys a 24 hour concierge service, great connectivity - thanks to the 100MB bearer serviced by both BT & Virgin, extensive employee initiatives including an active social calendar, a delicious bistro café - canteen by Alexander MacMurray - and Little Lingfields nursery.

All lease agreements offer flexibility as a result of our customer focussed approach and our hands-on management team ensuring you quickly settle into your new home from home.

Lingfield Point - where good business feels at home.



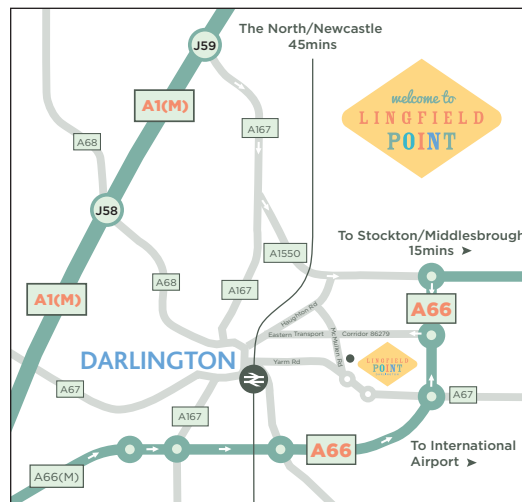
Specification and benefits:

15,080sqft - TO LET (able to be split)

- High spec open plan space with mezzanine level
- Raised ground floors for power, data with feature lighting and video entry
- Fibre optic broadband - 100MB bearer served by both BT and Virgin
- Larger suites enjoy a dedicated entrance with direct access
- Well-managed, free car parking (1:300) with on-site bus service into town centre
- Extensive CCTV, vehicle recognition and 24 hour concierge service
- Outdoor terraces, exclusive meeting facilities and break out space with active on-site community
- Great location with easy access to the road, rail and air transport network
- Energy performance certificate available.

Directions (SAT NAV DL11RW)

Only two miles east of Darlington town centre, located off McMullen Road, and the B6279, giving immediate access to the A66 (east/west).



Durham **19 miles**
Leeds **64 miles**
Middlesbrough **14 miles**
Newcastle **33 miles**
Sunderland **28 miles**
York **57 miles**



CALL US TO VIEW THE SPACE:



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*Terms and conditions of money back guarantee: Lingfield Point's money back guarantee relates to the first month's payable rental element of the total cost. No other service charge or utility will be refunded. Refunds will only be given after all possible solutions have been explored and the refund is given at the discretion of Lingfield Point.