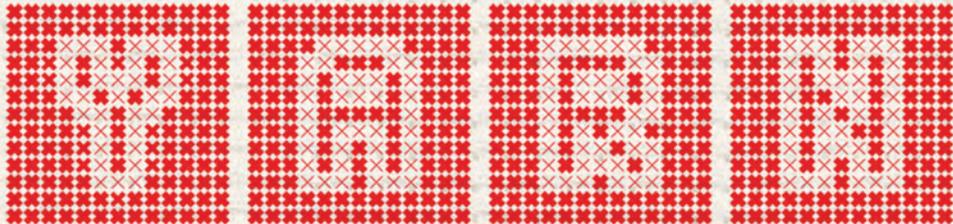
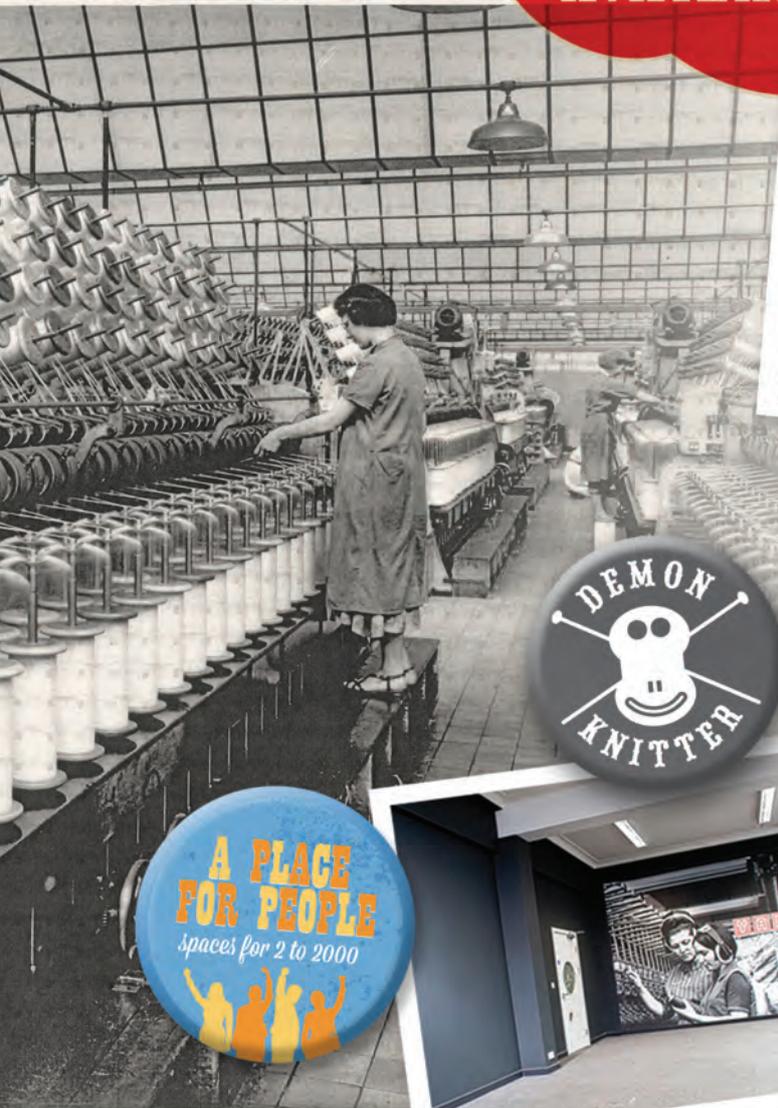


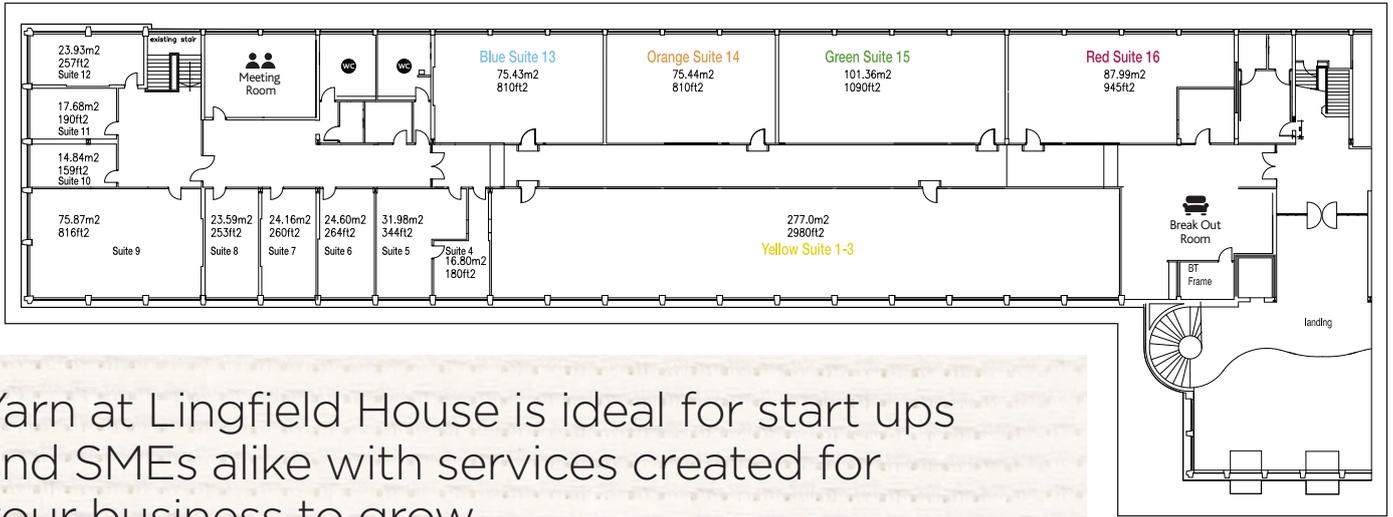


UNIQUE OFFICE SPACE
TO LET
From 160 Sqft & upwards
AVAILABLE NOW



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



Yarn at Lingfield House is ideal for start ups and SMEs alike with services created for your business to grow.

This latest community at Lingfield Point is full of like minded people who enjoy the use of exclusive meeting rooms; relaxing break out space and great connectivity. Visitors are greeted by a full-time concierge in Lingfield House - the majestic centrepiece of Lingfield Point.

Sounds expensive? You couldn't be more wrong

We've designed this space with small businesses in mind. You can expect flexible monthly agreements, simple 'plug in and play' connectivity packages that can give you access to our 100Mb bearer and enjoy the company of like minded people to support you. Flexibility and freedom is our mantra - and we use this for both our agreements and space.

We've even created a unique 'money-back' guarantee* for companies that are not satisfied with our services or standard of office space.

Making the right connections

You'll also be able to access our 100Mb bearer now available at Lingfield House - giving you great connectivity and freedom with plenty of safe, communal hotspots across the park. Lease lines are available and based on low cost, monthly agreements supported by Blue Saffron, one of the UK's largest IT and communications specialists.

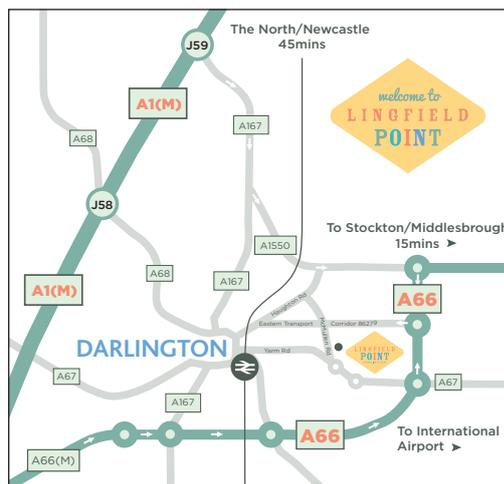
Lingfield Point - where good business feels at home.

Specification and benefits:

- Office suites are available from 300 sq.ft (27.9 sq.m)
- Flexible and cost-effective lease arrangements tailored to the needs of start-ups and SMEs
- Generous car parking ratio of 1:300 sq.ft, with good public transport links into Darlington town centre
- Concierge service
- 24 hour concierge with hub and extensive CCTV, vehicle recognition and biometrics
- Imposing entrance with restored art-deco style double-height reception area
- Exclusive access to meeting rooms and break out areas
- Café and corporate catering facilities with employee initiatives
- Energy Performance Certificate available

Directions (SAT NAV DL1 1RW)

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.