

# Wool Lofts

To let | Four floors of lofty open plan office space | c.16,384 sq ft with parking  
Premium position within the established and successful business park



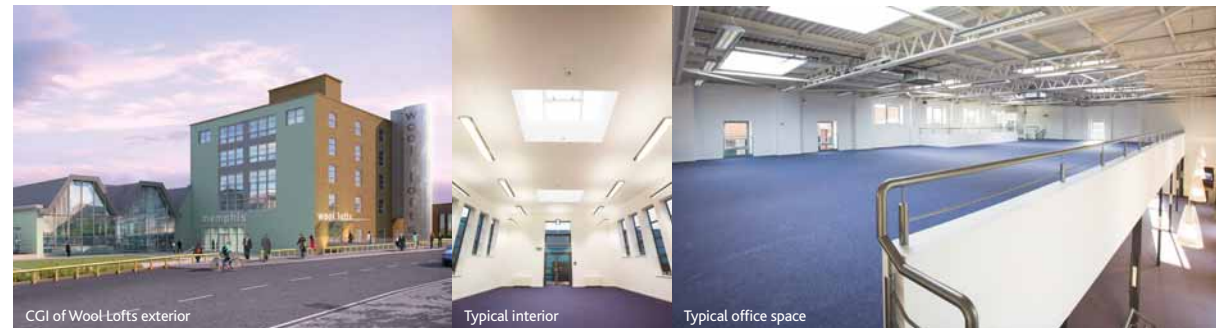
# Wool Lofts

The Wool Lofts – the first in a series of exciting new buildings within Lingfield Point. Providing high spec office space in a premium location with extensive car parking on the well-established business park.

The Wool Lofts represents a state of the art office building with a relaxed atmosphere – ideal for today's modern occupier. These contemporary designed, open plan, high specification suites are located at the heart of the business park and benefit from plentiful car parking (a ratio of 1:300 plus overflow) with immediate access to the Darlington's new Eastern Transport Corridor and consequently the region's extensive transport network.

The Wool Lofts provides a modern environment - totally self-contained - with a dedicated feature entrance which gives way to four floors of adaptable space with extensive natural light.

The areas can be easily divided to provide optimum flexibility. The building has been designed as a mixed-mode building – with comfort cooling and the potential for air conditioning.



## Specification

The Wool Lofts is available as a total floor area of 16,384 sq ft or can be let as individual or groups of office suites from 4,308 – 12,076 sq ft.

Features include:

- Feature entrance/reception area
- Lift access to all floors
- Rectangular floorplate – currently open plan with extensive natural light
- Car parking ratio 1:300 with overflow parking available
- Good public transport links into Darlington
- Broadband and wi-fi with video entry technology
- Developed to shell specification ready for bespoke occupier fit out

All our customers benefit from flexible lease lengths, an on-site management team and 24 hour security with CCTV and vehicle recognition. Extensive employee initiatives including an established café and welcoming nursery all add value to the business park. Darlington enjoys a working population of over 1 million people within a 30 mile radius.

Lingfield Point provides immediate access to an extensive transport infrastructure: minutes from the A1(M) North/South and A66 East/West; a mainline train station on the East Coast Mainline with over 30 trains per day to London and Edinburgh; and 4 miles from the ever expanding Durham Tees Valley Airport.



## Directions

Only 2 miles east of Darlington, Lingfield Point is located off Darlington's new Eastern Transport Corridor, giving immediate access to the A66 (East/West) which in turn links to J57, A1(M) South, a couple of miles from the A167 which links to J59, A1(M) North.

## Schedule

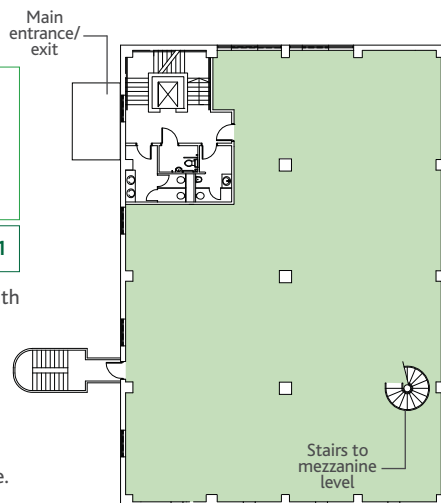
Floor	Sq.ft	Sq.m
First	4,299	399.4
Mezzanine*	3,469	322.3
Second	4,308	400.2
Third	4,308	400.2
<b>Total</b>	<b>16,384</b>	<b>1,522.1</b>

\* Note: only available in conjunction with first floor

## Example Floor plan

First floor of four shown.

Four floors of this lofty building available.



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Eddie Humphries  
eddie.humphries@lingfieldpoint.co.uk

Craig Stobart  
craig.stobart@gvalambedge.co.uk

David Jackson  
david.jackson@sandersonweatherall.com



01325 486 486



0191 261 2361



01642 870 870  
sandersonweatherall.com