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SURVEYORS

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**TO LET / FOR SALE
OFFICES
290 SQ.M / 3,124 SQ.FT**

**Richmond House
Darlington Road
Richmond
DL10 7BQ**

ENQUIRIES
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DESCRIPTION

This property is situated within Richmond, adjacent to Richmond Sixth Form College. The building appears to date approximately 1970-1999 comprising one large open office with a kitchen, a breakout room, storage, and multiple meeting rooms throughout the property.

The building is located off A6108 Darlington Road, within the car park of Richmond School and Sixth Form College (Areté Learning Trust) in a well-established residential area of Richmond.

Transport links are generally good as various bus companies serve within the town and surrounding area, providing links to Darlington and Northallerton railway stations.

Richmond town is a marketplace location with landmarks and independent shops, cafes, pubs, and walks within the centre consisting of an approximate population of 8,400.

LOCATION PLAN



PROPERTY SIZE

Floor	Sq. ft	Sq. m
Ground	3,124	290

PRICE

POA

TERMS

Both freehold/ leasehold interest is available.

VIEWING

Viewings are to be arranged by the retained agents who's details can be found on the front of this brochure. Or alternatively please email Daniel.Clinch@alignsurveyors.co.uk or Christopher.Black@alignsurveyors.co.uk

EPC

The property has an Energy Performance Certificate (EPC) rating of E valid until October 2024.

LEGAL COSTS

Each Party is to bear their own legal costs in the preparation of this lease/ sale.



DISCLAIMER

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site.

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