

Forsyth House, 20 Woodland Road Darlington, County Durham DL3 7PX

lot 57

Freehold Office Investment

- Occupiers include Oasis Dental Care (Central) Limited and Tees Esk & Wear Valleys NHS Foundation Trust
- Located on Woodland Road (A68) close to Darlington Town Centre
- Approximately 1,522 sq m (16,379 sq ft) office accommodation
- On-site parking for 11 cars

Rent
£137,540
per annum
exclusive
(gross)



Location

Miles: 22 miles south of Durham
18 miles west of Middlesbrough
Roads: A68, A66, A1, A1(M), (Junction 58)
Rail: Darlington Railway Station & North Street Railway Station
Air: Durham Tees Valley Airport (11 miles)

Situation

The property is situated on the northern side of Woodland Road (A68) approximately five minutes walk from Darlington town centre and close to Darlington Railway Station providing direct services to London, Edinburgh, Glasgow, Cardiff and Newcastle.

Description

The property comprises a detached three storey office building and benefits from a ground floor reception area, a passenger lift and on-site parking for approximately 11 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
First	Office	507.25 sq m (5,460 sq ft)	OASIS DENTAL CARE (CENTRAL) LIMITED (1)	15 years from 31/03/2010 (2)	£46,400	30/03/2025
Part Ground and Second	Office	507.53 sq m (5,463 sq ft)	SERVICED OFFICES OPERATED BY REGUS – PLEASE REFER TO LEGAL PACK (3)			
Second	Office	219.81 sq m (2,366 sq ft)	TEES ESK & WEAR VALLEYS NHS FOUNDATION TRUST	Office Service Agreement for 7 months from 01/11/2014	£91,140 (gross) (4)	31/05/2015
Part Ground	Office	287.07 sq m (3,090 sq ft)				
Totals		1,521.66 sq m (16,379 sq ft)			£137,540 (gross) (4)	

- (1) Launched in 1996, Oasis Dental Care is a leading provider of both NHS and private dental care with more than 300 dental practices across the UK. (Source: www.oasisdentalcare.co.uk 04/11/2014)
 (2) The lease to Oasis Dental Care (Central) Limited provides a tenant's option to determine on the tenth anniversary of the term.
 (3) Darlington Woodland Road Centre Limited is a subsidiary of Regus Group Limited. These areas are operated as a business centre via Forsyth Business Centres (part of the Regus Group). Please see the legal documentation for further information.
 (4) The office service agreement fee of £91,140 p.a. is a gross figure which has been annualised. After management fees, rates and service charges the net income is approximately £45,300 p.a.

For further details please contact:

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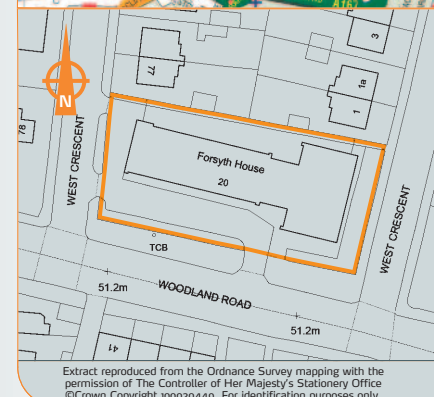
Associate Auctioneers:

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Solicitors:

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