

DL1

FILM. FOOD. FUN.
DARLINGTON
DL1 5AD

PLAY VIDEO



1,458 sq ft (135.45 sq m) – 12,174 sq ft (1,131 sqm)

Bella Italia
Pizza ♥ Pasta ♥ Grill

ESTÁBULO

H
HUNGRY
HORSE

Premier Inn

Nando's

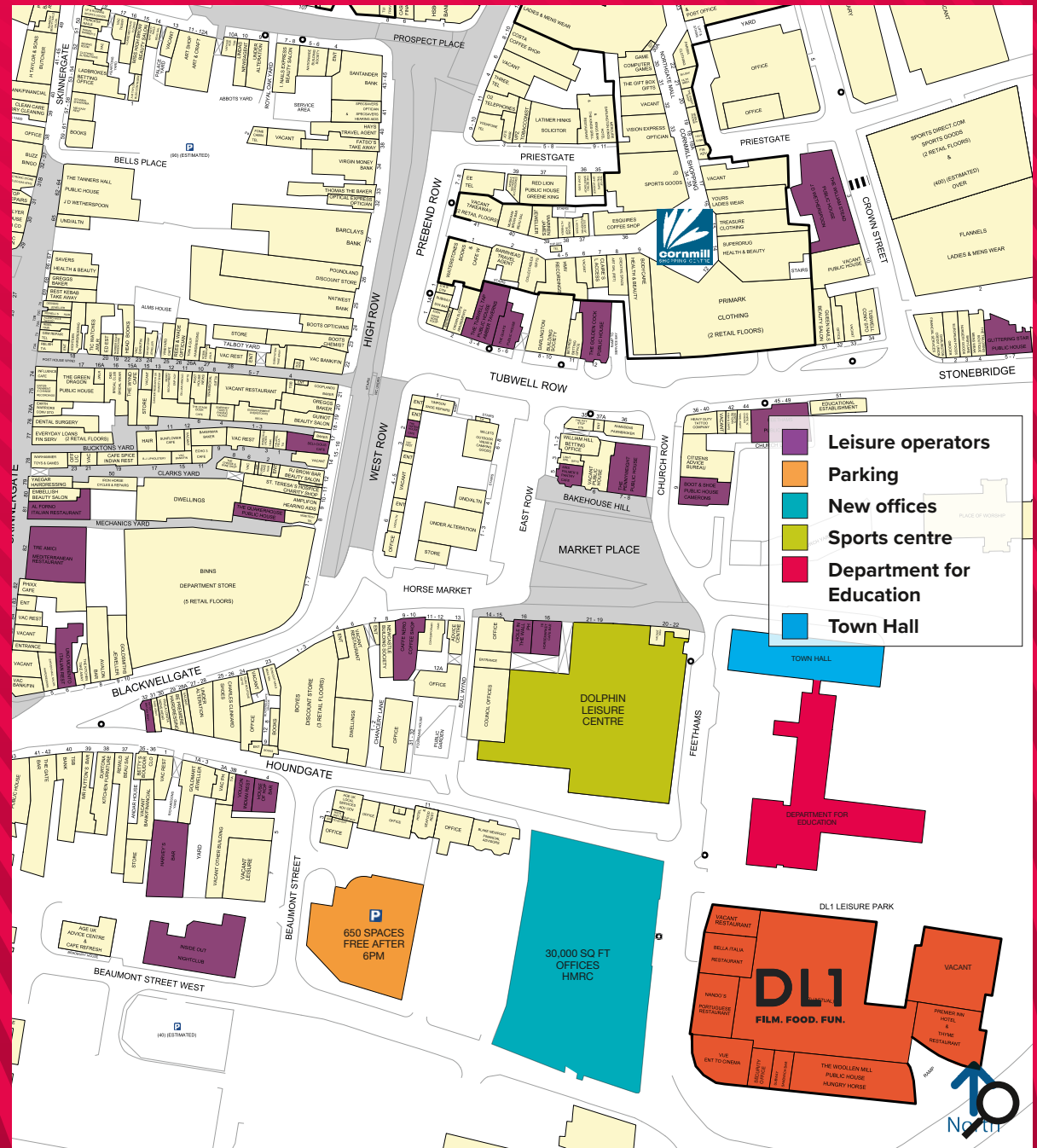
SUBWAY

TOMAHAWK
STEAKHOUSE

vue

LOCATION

Darlington benefits from excellent road communications with the A1(M) providing easy access to the North East and to North/West Yorkshire. The town is also well served by the national rail network sitting on the East Coast Line with travel times of 2hrs 20mins to London and 2hrs to Edinburgh. Darlington Train Station is just a 3 minute walk from DL1.



DL1

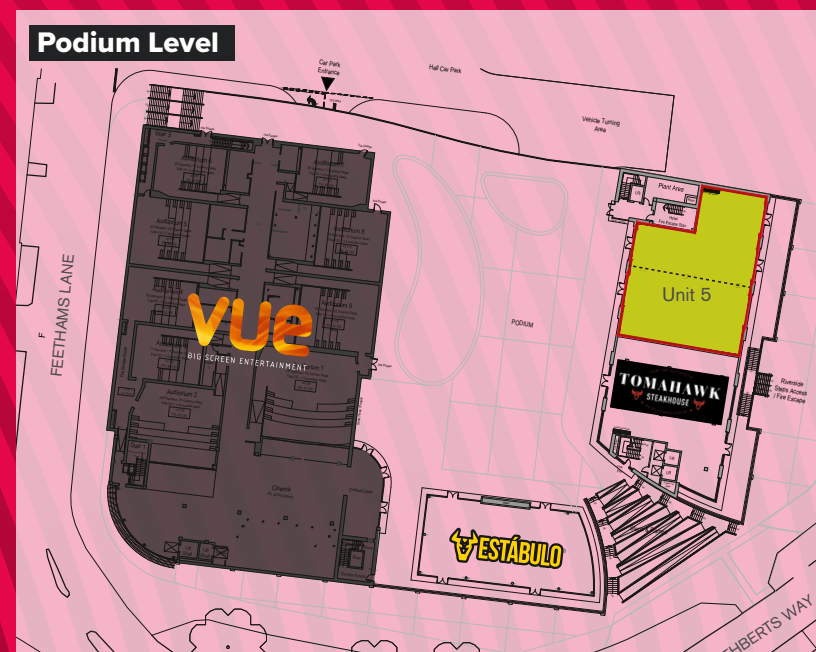
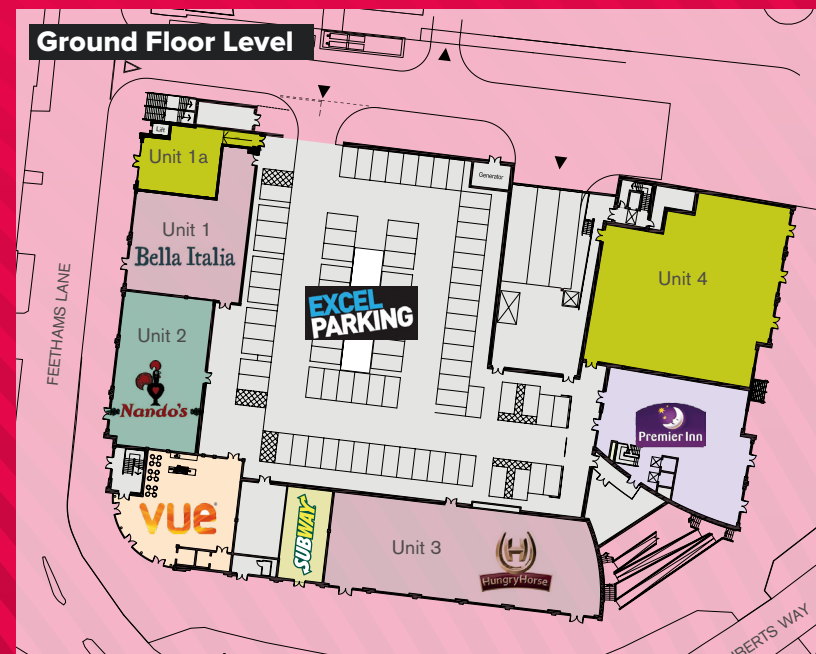
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Description

- Unit 1a – Former Café unit, located on the ground floor adjacent to Bella Italia and Nando's, partially fitted out with a disabled toilet in-situ, internal photos available upon request together with detailed plans. External seating under a pavement licence subject to local authority consent is potentially available.
- Unit 4 – Former Chinese Buffet restaurant, located on the ground floor level adjacent to Premier Inn's reception entrance, the unit is fitted out including toilets and kitchen area, internal photos available upon request together with detailed plans. External seating is available fronting the river and visibility to the main inner ring road that has excellent prominence.
- Unit 5 – Vacant unit to shell condition located on the podium level adjacent to Tomahawk and close to Estabulo and one of Vue's entrance lobby's, internal photos available upon request together with detailed plans. External seating is available both on the podium and on the other side of the unit fronting the river with visibility to the main inner ring road which has excellent prominence.
- Units 4 & 5 could be amalgamated to create one single unit over 2 floors as they sit above each other to create a 'destination' unit of over 12,000 sqft.

Availability schedule

Unit Number	Level	Size sq ft	Size sq m
1a	Ground	1,458	135.45
4	Ground	7,642	709.96
5 (could split)	Podium	4,532	421.03
4 & 5 Combined	Ground/Podium	12,174	1,131.00



Key Facts

Darlington is the **7th fastest growing economy** in the UK

Over £500 million of public and private sector investment has been attracted into Darlington over the last 5 years

The Darlington Economic Campus supports the wider Places for Growth programme which aims to move 22,000 civil service positions which include the following departments:

- HM Treasury.
- Department for International Trade.
- Department for Education.
- Department for Business, Energy and Industrial Strategy.
- Department for Levelling Up, Housing and Communities.
- The Office for National Statistics.





“Welcome to the party! DL1 is a fun and active leisure scheme where there are regular events and activities to complement the existing leisure occupiers. The majority of units have outside areas for eating and drinking along with the communal podium garden area. All of this provides tenants with the opportunity to create and be part of a carnival atmosphere.”

For further information
contact the joint agents



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