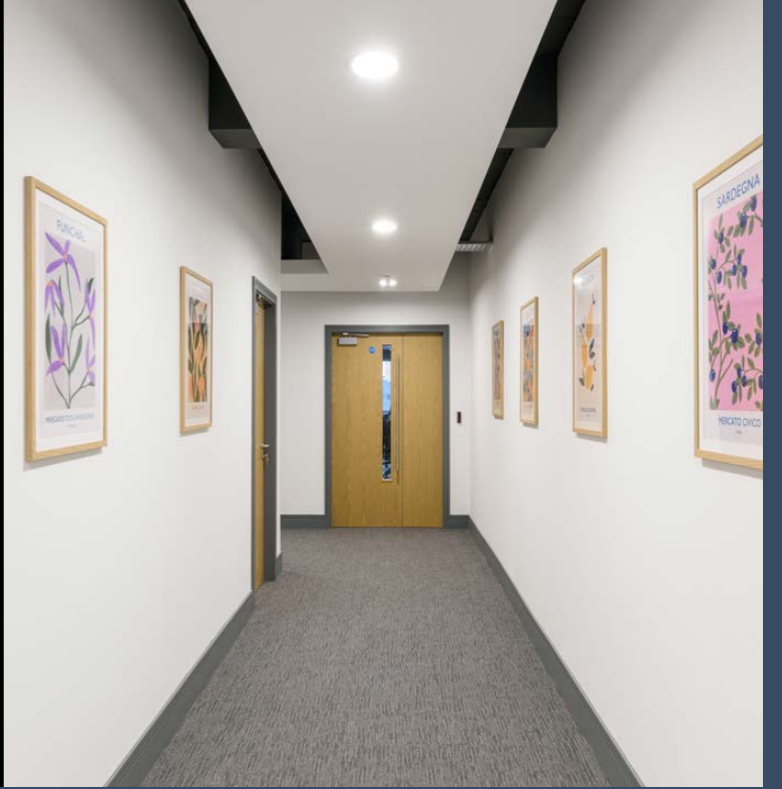


CONISCLIFFE HOUSE

AN EXCEPTIONAL WORKING ENVIRONMENT TO
ACCOMMODATE THE EVOLVING REQUIREMENTS OF OCCUPIERS

CONISCLIFFE ROAD, DARLINGTON DL3 7EE





DESCRIPTION

Coniscliffe House offers 18,352 sq ft of newly refurbished Grade A office accommodation in the heart of Darlington Town Centre.

The property has undergone an extensive refurbishment to offer high quality, accessible office accommodation, with complementary collaboration space.

The property has been comprehensively refurbished to provide an exceptional working environment to accommodate the evolving requirements of occupiers in this post-pandemic era. The refurbishment has included the installation of a contemporary communal reception and break out facility with WIFI and a basement car park featuring EV charging points.

The building benefits from a dedicated undercroft car park for up to 16 cars. There are a further 55 parking spaces that can be made available at the nearby St Augustine's Church.

CONISCLIFFE
HOUSE

CONISCLIFFE HOUSE

ENTRANCE - CONISCLIFFE ROAD





CONISCLIFFE
HOUSE

CONISCLIFFE HOUSE

Coniscliffe House is located in the West End of Darlington Town Centre within the popular Imperial Quarter, opposite Darlington County Court.

LOCATION

The property is situated amongst a diverse range of businesses including professional services, retailers, bars, café and restaurants, creating a vibrant town centre focused on socialising, entertaining, relaxing and exploring.

In addition to the fantastic range of amenities, Coniscliffe House benefits from being within walking distance of the historic Grade II listed, 91-acre, South Park, which provides a well-landscaped surrounding.

Coniscliffe House is conveniently located within a 10-minute walk of Darlington railway station which provides regional and national rail transport.

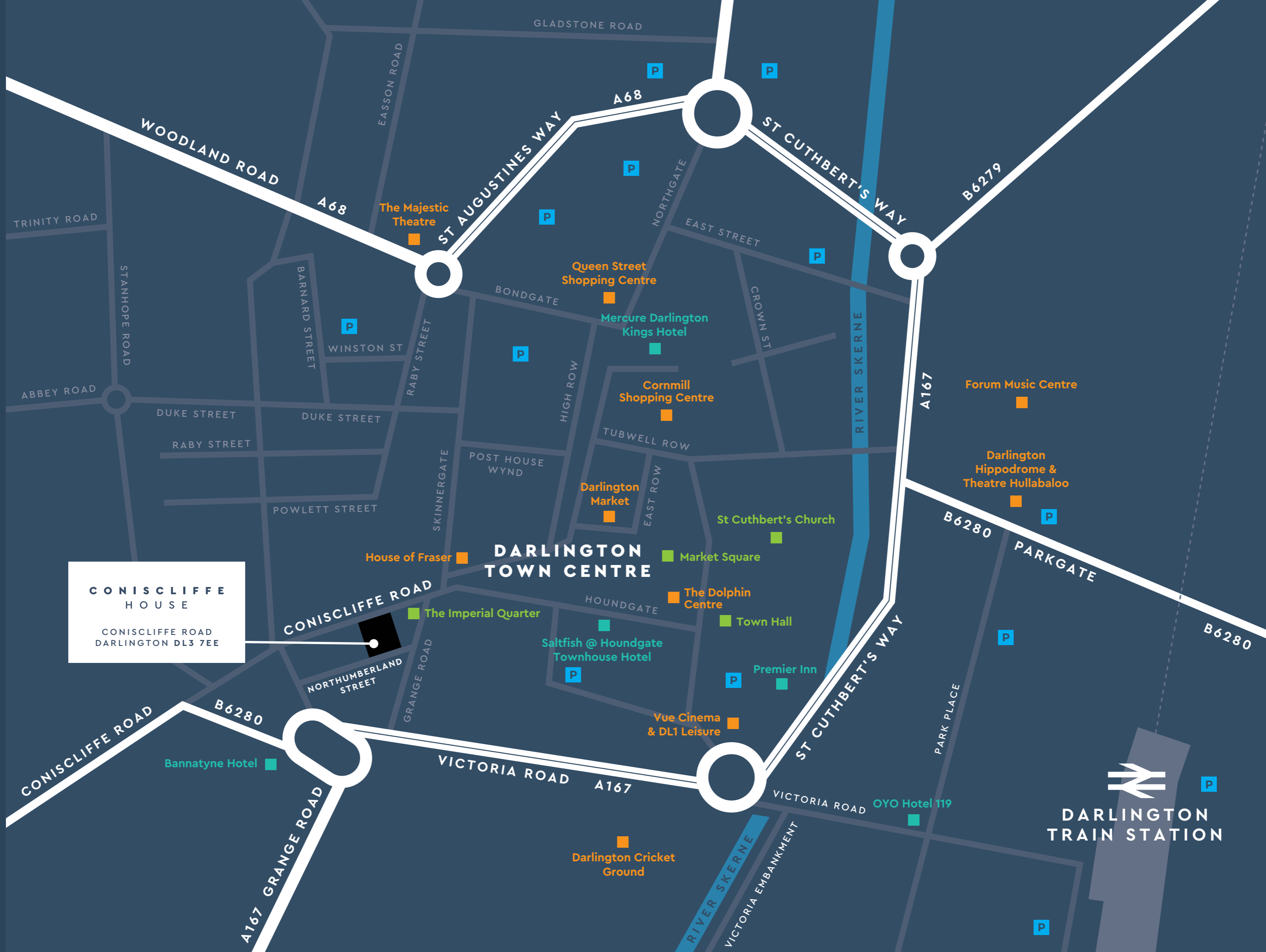
Darlington Town Centre is easily accessible via car, neighbouring the A176 providing access to the A1 and A66, key arterial routes to the North and South of the UK.

TRAVEL TIMES

	Miles	Car	Train
Middlesbrough	16	26 mins	29 mins
Newcastle upon Tyne	37	45 mins	26 mins
Sunderland	32	50 mins	1hr 11 mins
York	55	1hr 6 mins	21 mins
Leeds	63.6	1hr 13 mins	51 mins
Teesside International Airport	7.7	12 mins	43 mins
London	248	4hrs 33 mins	2hrs 10 mins
Edinburgh	157	3hrs 4 mins	2hrs



DARLINGTON TOWN CENTRE



CONISCLIFFE HOUSE
CONISCLIFFE ROAD
DARLINGTON DL3 7EE


DARLINGTON TRAIN STATION

Achieving the highest sustainability credentials was at the heart of the refurbishment of Coniscliffe House.

On completion of the refurbishment, the property achieved an EPC rating of A. This was attained by the installation of new LED lighting throughout (with occupancy sensing where appropriate), the installation of modern Mitsubishi VRF heat pump energy system serving the offices and finally a new "air to water" heat pump for the common parts, thereby removing all fossil fuel HVAC from the building.

SUSTAINABILITY

Energy generated by an array of solar panels on the 6000 sq ft south-facing flat roof meets the demand of the newly installed HVAC systems providing the scope for the heating / cooling of the building to be served by 100% renewable energy.





SPECIFICATION

The accommodation has been fitted to the following specification:



EXPOSED SERVICES



VRF AIR CONDITIONING SYSTEM



TEA MAKING FACILITIES TO EACH OFFICE



CONTEMPORARY TRACKED LED LIGHTING



PASSENGER LIFT SERVING ALL FLOORS



VIDEO INTERCOM



SECURITY VIA ACCESS CONTROL SYSTEMS



1GB DATA CONNECTION



WC'S ON EACH FLOOR



TWO SHOWER FACILITIES



ON-SITE PARKING FOR EACH OFFICE



OFF-SITE PARKING BY ARRANGEMENT



CYCLE STORAGE



CAT 5 INTERNET WIRING

THE FOUR-STOREY PROPERTY PROVIDES OPEN PLAN FLOOR PLATES OF APPROXIMATELY 6,000 SQ FT, WHICH HAVE BEEN SUB-DIVIDED TO MEET THE DEMANDS OF A RANGE OF OCCUPIERS.



CONISCLIFFE
HOUSE



COMMUNITY MINDS
PHILANTHROPIC
Do things with
mindful
interest *
GO THE EXTRA MILE
Inclusive
DIVERSE. OPEN
Trustworthy
Approachable
Patient. Positive

CONISCLIFFE
HOUSE

GROUND FLOOR

SUITE	TENANT	AREA
1	Corstophine & Wright Limited	1,962 sq ft
2 & 3	EMG Solicitors	2,367 sq ft
4	VACANT	412 sq ft

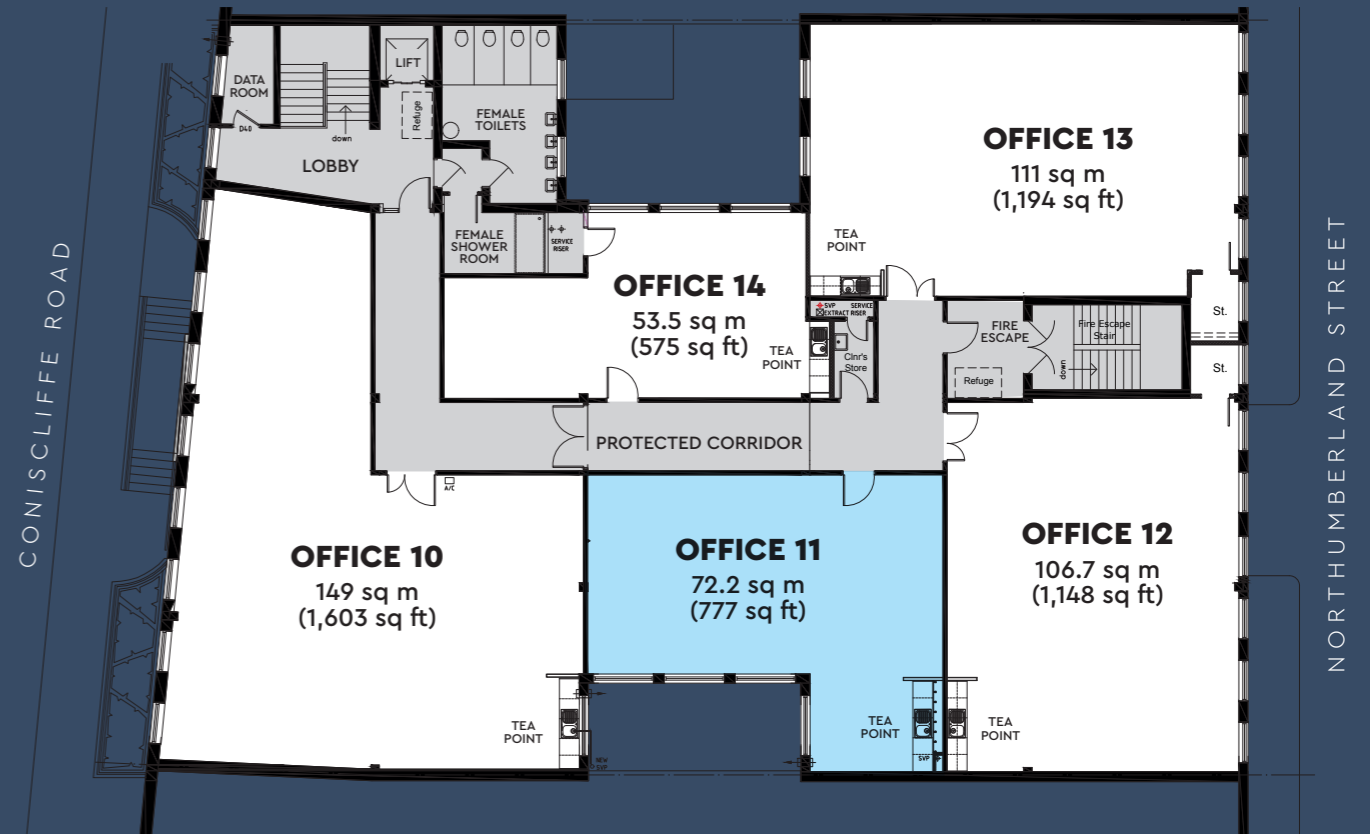
FIRST FLOOR

SUITE	TENANT	AREA
5 & 6	Competition and Markets Authority	2,400 sq ft
7 & 8	Recruitrite Limited	2,367 sq ft
9	VACANT	575 sq ft

SECOND FLOOR

SUITE	TENANT	AREA
10	Newsquest Plc	1,603 sq ft
11	VACANT	777 sq ft
12	Latimer Hinks Solicitors	1,148 sq ft
13 & 14	Helixr Limited	1,769 sq ft

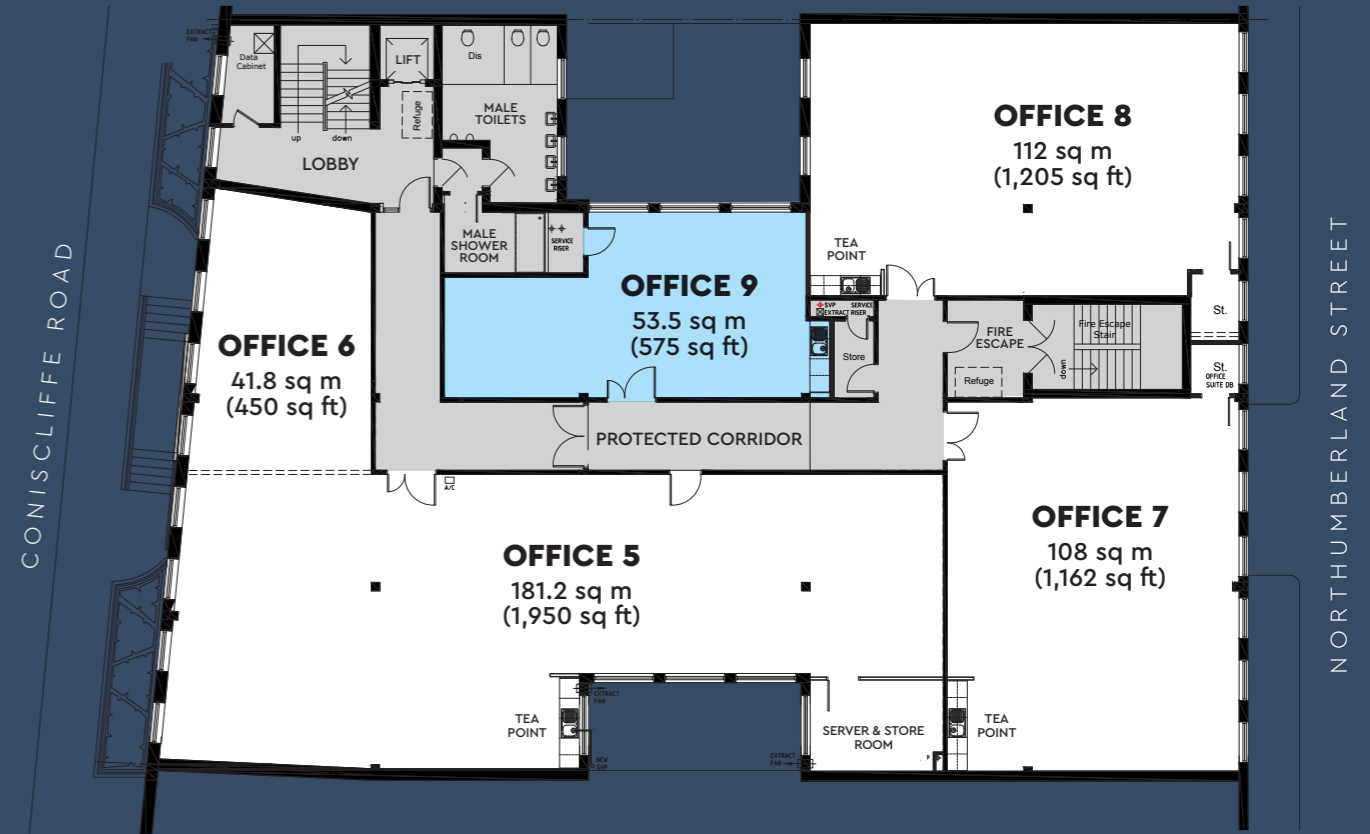
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR





GROUND FLOOR

**CONISCLIFFE
HOUSE**



FIRST FLOOR

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HOUSE**



SECOND FLOOR

**CONISCLIFFE
HOUSE**

CONISCLIFFE HOUSE

CONISCLIFFE ROAD, DARLINGTON DL3 7EE

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