

Your partners in property



# TO LET

## Technology House, Teesside International Airport, Darlington DL2 1NU

Office and Training Accommodation Available as a Whole or in Part: 35.30 to 697.14 sq.m (380 –to 7,504 sq.ft)



# The Property

## LOCATION

Technology House is located within Teesside International Airport Estate. The airport itself has witnessed significant commercial growth in recent years, because of this, there has been a variety of development activity in the surrounding area for a variety of uses to supplement airport operations.

The market town of Darlington is located approximately 6 miles to the west of the property and the village of Yarm is located approximately 4.5 miles to the east.

The property is accessed from the A67, which links to the A66 and wider regional road networks.

Public transport is available from the Airport terminal with buses such as the 12, 20 and X66 providing services to Darlington, Stockton and Middlesbrough.

## DESCRIPTION

Technology House comprises a two-storey property of brick construction offering offices and meeting rooms to the ground floor and open plan training accommodation on the first floor.

The property benefits from:

- Perimeter trunking to part
- Suspended ceilings to part
- Central heating
- Dedicated on-site parking spaces
- Complemented by wider airport operations



# The Property



## TENURE

The property is available by way of a flexible License, either for part or whole of the property.

## RENT

£15.00 per sq.ft per annum exclusive of VAT.

A contribution to the service charge and business rates is included within the asking rent.

## EPC

The property has an EPC Rating of D95.

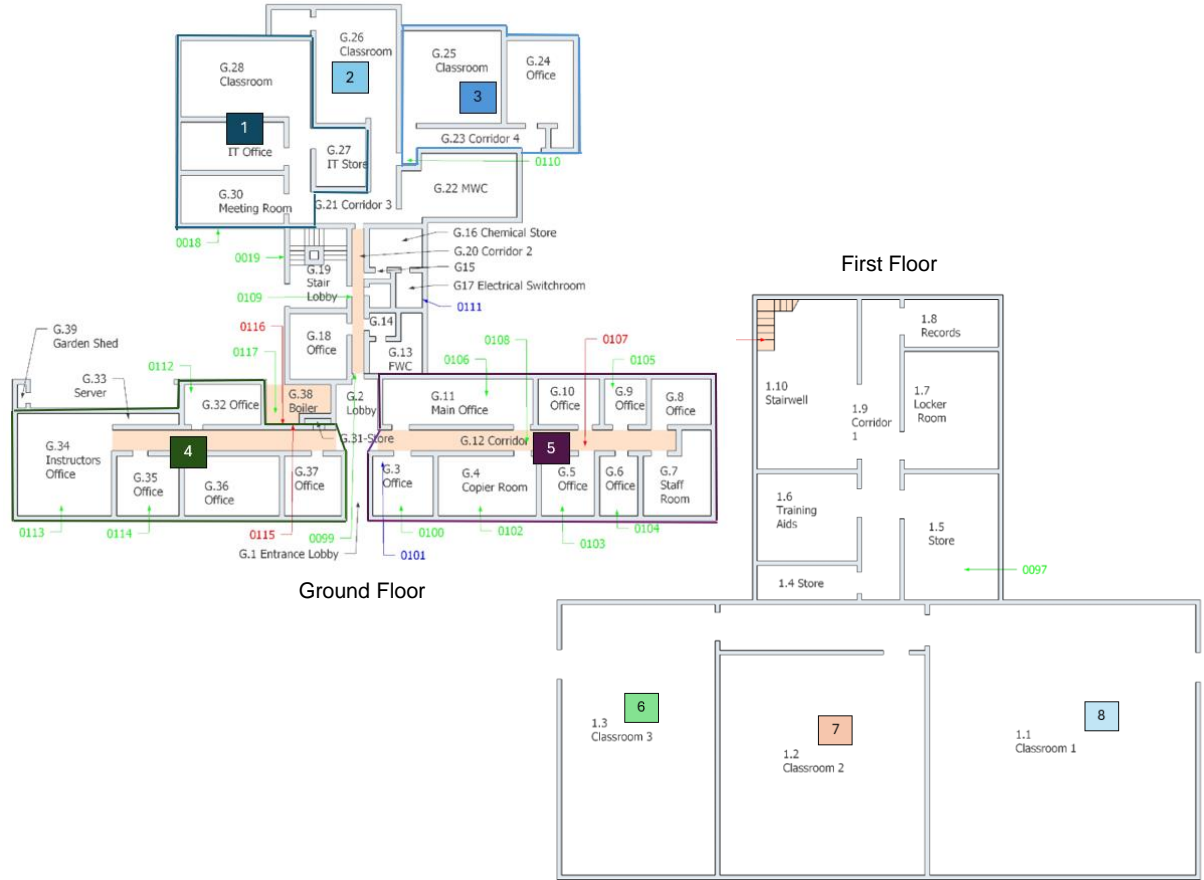
# The Property

## ACCOMMODATION

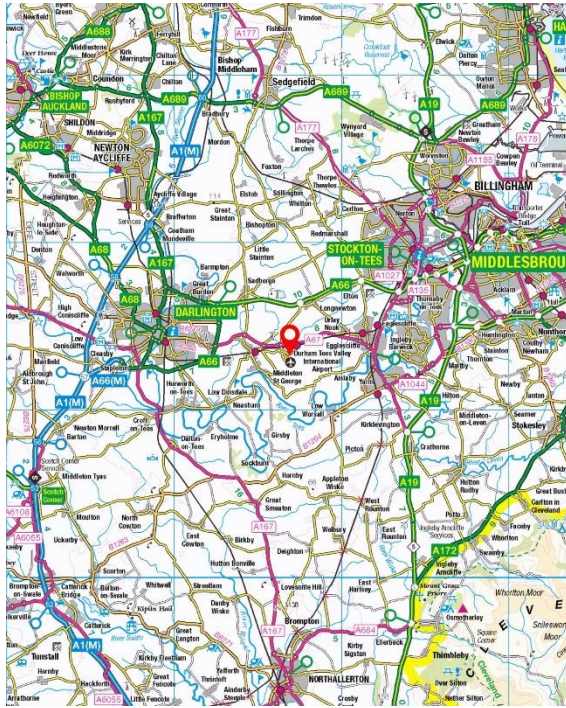
There is an opportunity to occupy the property as a whole or in part.

The accommodation schedule depicts the individual suites available within the property.

Accommodation Schedule	Size (sq.ft)
Unit 1	992
Unit 2	380
Unit 3	737
Unit 4	1,442
Unit 5	1,853
Unit 6	622
Unit 7	541
Unit 8	937
<b>Total</b>	<b>7,504</b>



# Sales Contact



Sole Agents



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**Inspections**

Viewings are strictly by appointment through sole agents Knight Frank.

**Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

**VAT**

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.



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Particulars dated November 2025. Photographs dated July 2025.

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