

# UNIT 6, NESTFIELD INDUSTRIAL ESTATE, DARLINGTON, DL1 2NW

TO LET – LIGHT INDUSTRIAL UNIT



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

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### LOCATION

The premises are located on Nestfield Industrial Estate which is directly accessed off Allan Street. The estate is situated to the north of Darlington town centre, south of Cleveland Trading Estate, in a predominantly industrial area.

The property has good road communication to the A66 in the east and A1 to the west. The town also benefits from a train station that is situated on the LNER main line.

The property is situated to eastern edge of the estate which is home to a number of local occupiers including: Tees Valley Fire Protection Ltd, Screentech North East, Darlington Auto Centre and Darlington Glazing and Windows.

### DESCRIPTION

The premises comprise a mid terraced light industrial unit arranged to provide a ground floor workshop, offices, mezzanine floor and staff amenities.

The workshop can be accessed via roller shutter doors or a pedestrian entrance.

### TENURE

The premises are available to let on a on a new FRI lease for a term of years to be agreed at a rental of £6,000 pa + VAT.

The property is available from 01 July 2024.

### ACCOMMODATION

The approximate areas are as follows.

Workshop	85.22 sq m	( 917 sq ft)
Office	22.74 sq m	( 245 sq ft)
WC	-	-
Mezzanine	22.74.sq m	( 245 sq ft)
Total	130.70 sq m	(1,407 sq ft)

### RATING ASSESSMENT

The property has a rateable value of £5,100. The property is therefore subject to Small Business Rates Relief. Interested parties should contact Darlington Borough Council for the exact rates payable.

### SERVICE CHARGE

The property is subject to a service charge of £730 per annum plus VAT which contributes to the maintenance and upkeep of the communal areas, access road and on-site security.

### VAT

The property is elected for VAT.

### VIEWING

Please contact Jack Robinson on 01642 713 303

Subject to Contract

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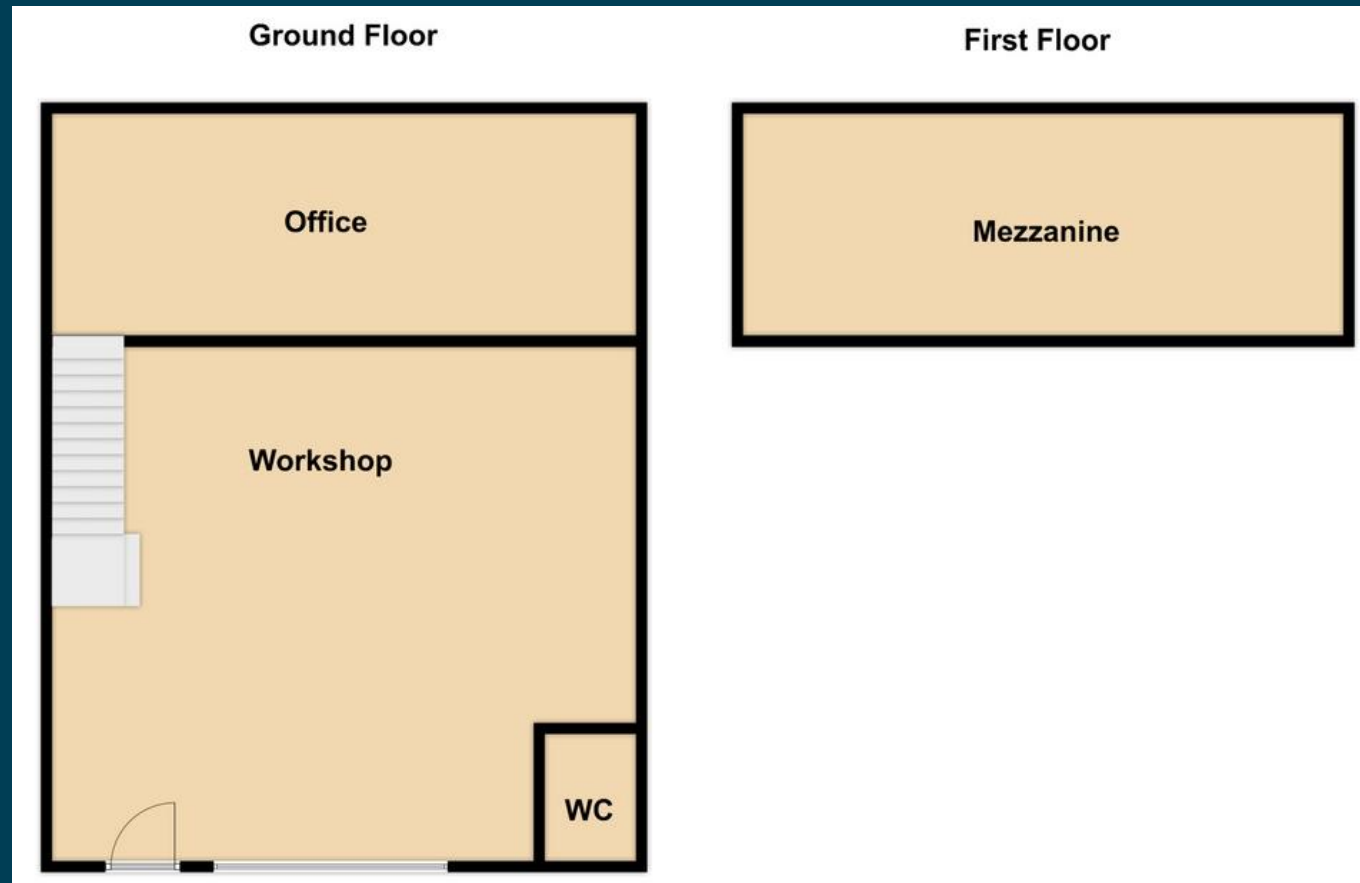
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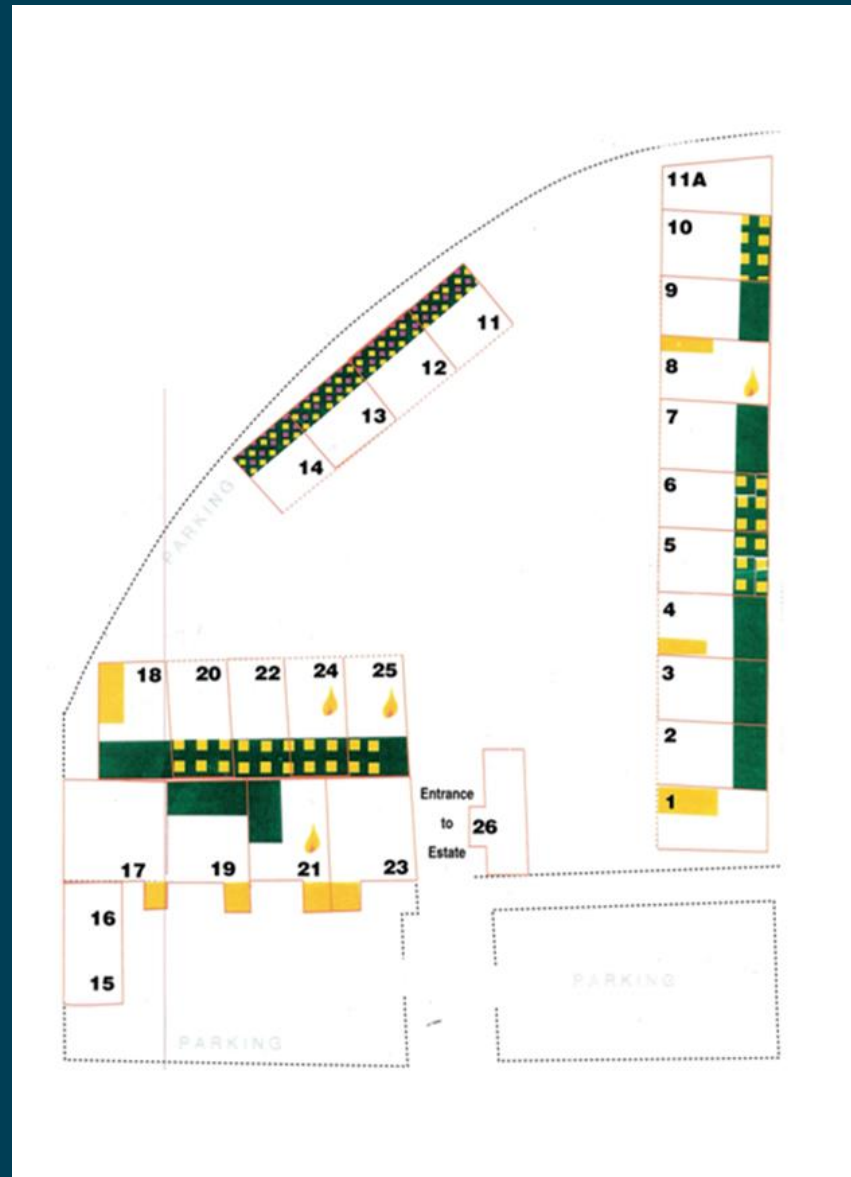
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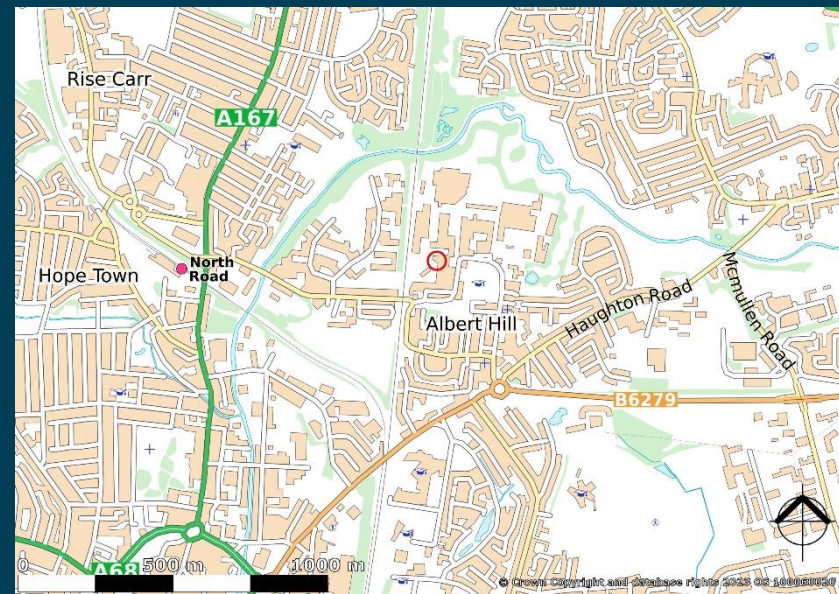
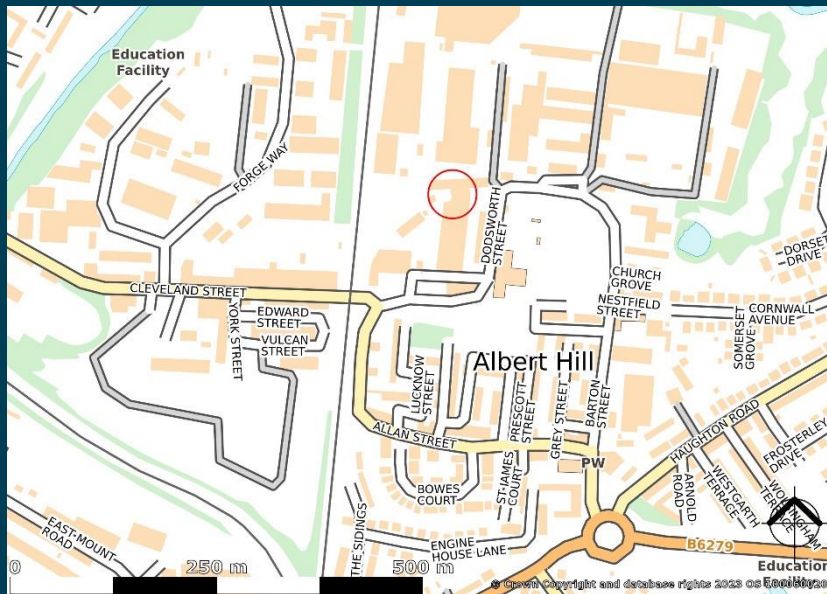
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# UNIT 3, NESTFIELD INDUSTRIAL ESTATE, DARLINGTON, DL1 2NW

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### Energy performance certificate (EPC)

UNIT 6 NESTFIELD INDUSTRIAL ESTATE DODSWORTH STREET DARLINGTON DL1 2NW	Energy rating <b>E</b>	Valid until: 14 July 2031
Certificate number: 5238-3954-9857-3492-1786		

Property type: B8 Storage or Distribution  
Total floor area: 134 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

119 E

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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- No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- Prices/rents quoted in these particulars may be subject to VAT in addition; and
- Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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