



**TO LET – Warehouse / Stores / Trade Counter**

Unit 2, Four Riggs, Darlington DL3 6LH

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION / DESCRIPTION

Situated in Four Riggs linking from Archer Street in the centre of Darlington and close to the inner ring road St Augustine's Way.

Two storey brick-built warehouse with substantial concrete beam first floor stores and kitchen. Twin roller shutter door access off a dedicated yard for servicing and parking to the front. The property is being upgraded to provide LED lighting and refurbished roller shutter. Further external works are scheduled.

Would suite manufacturing, storage, or Trade counter use.

## ACCOMMODATION

The property provides the following approximate GIA floor areas:

Workshop	497.7 m <sup>2</sup>	(5,365 sq ft)
First Floor	464.5 m <sup>2</sup>	(5,000 sq ft)
<b>TOTAL</b>	<b>962.2 m<sup>2</sup></b>	<b>(10,356 sq ft)</b>

## TERMS

The property is available by way of a new FRI leases for a term of 5 years at a commencing rent of £30,000 pax.

## BUSINESS RATES

To be confirmed following assessment.

## EPC

An assessment is being produced and will be available on request.

## VIEWING

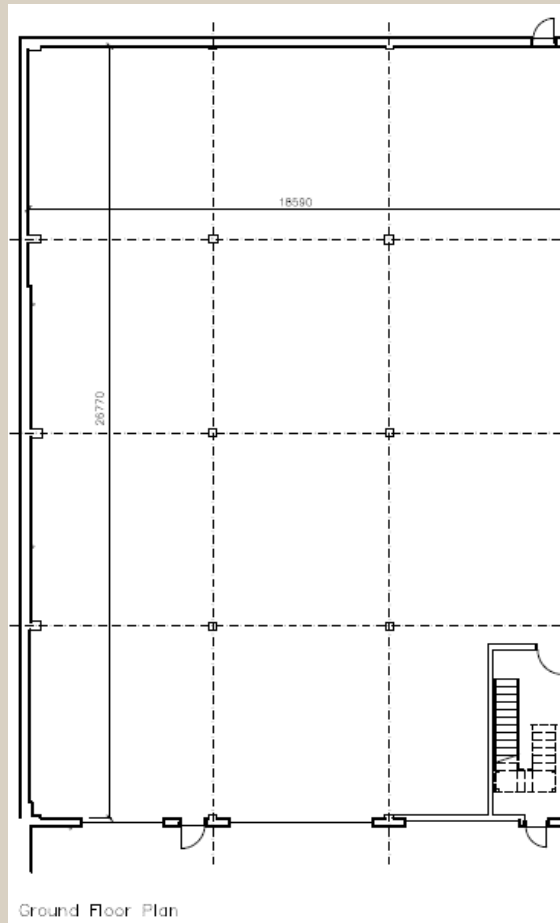
Strictly through the sole agents Connect Property North East:

**Andrew Wilkinson** ddl: 01642 704932

Email: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

**Jonathan Simpson** ddl: 01642 704931

Email: [jonathan@cpne.co.uk](mailto:jonathan@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Registered Company Number 9404628