

# Block C Wards Court, Faverdale Industrial Estate, Darlington DL3 0PP

CONNECT PROPERTY 01642 602001

Approximately 4,000 to 12,500 sq ft available

#### LOCATION

The site is located on the Faverdale Industrial Estate which is located to the north west outskirts of Darlington town centre.

The estate benefits from excellent communication links being strategically situated just off Junction 58 of the A1(M).

The estate is an established industrial location and is home to occupiers such as Argos, Aldi, Capita Business Services, Cepac and Arriva.

### **DESCRIPTION**

The first phase comprises a development of 26,500 sq ft of Industrial/ warehouse units incorporating the following specification:

- Roller Shutter Loading
- 6 Metre Eaves
- Kitchen and WC
- LED Lighting
- Small Office



#### **ACCOMMODATION**

Units are available from 4,000 sq ft – 12,500 sq ft.

The units can be tailored to suit individual requirements and can occupied individually or as one.

#### **TERMS**

The units are available on full repairing and insuring leases. Further information is available upon application.

# **RATING ASSESSMENT**

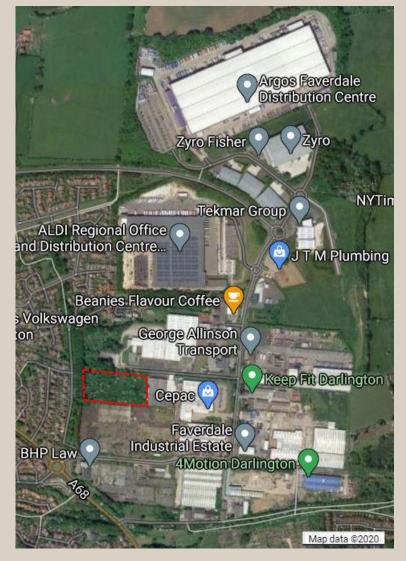
The business rates will be assessed upon completion of the development.

## **SERVICE CHARGE**

There will be a service charge levied in connection with the common parts.

# **ENERGY PERFORMANCE CERTIFICATE**

The energy performance certificates will be provided upon completion.



#### **VIEWING**

Strictly through the agents Connect Property North East:

Jonathan Simpson ddl: 01642 704931

Email: 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 4 Halegrove Court, Cygnet Drive, Stockton on Tees TS18 3DB

