



TO LET

Brand New Industrial / Warehouse

Units 9 & 10 Wards Court, Faverdale Industrial Estate, Darlington DL3 0FX

Sizes Available from 278 - 650 sq m (3,000 -7,000 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

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. The units incorporates the following specification:

- Roller Shutter Loading
- 6 Metre Eaves
- Kitchen, WC and Offices to be agreed
- LED Lighting

ACCOMMODATION

Description	Sq M	Sq ft
Unit 9	371	4,000
Unit 10	278	3,000
Total	649	7,000

TERMS

The units are available on a full repairing and insuring lease and can be occupied individually or as one. Further information is available upon application.

RATING ASSESSMENT

The buildings will be assessed for business rates upon completion. Interested parties should Darlington Borough Council to confirm.

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:

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