



TO LET / MAY SELL

High Bay Industrial Facility

Cleveland Street, Cleveland Trading Estate Darlington DL1 2PE
Approximately 3,486 sq m 37,533 sq ft)

CONNECT PROPERTY
PROPERTY
01642 602001

LOCATION

The property is located prominently to the front of Cleveland Trading Estate, providing good access to the Darlington Town Centre via the A167 North Road and the A66.

DESCRIPTION

The property comprises of a high bay, industrial/warehouse unit, incorporating a 1 acre secure yard and an ancillary office building.

The building will be subject to a refurbishment (specification to be agreed)

The property incorporates the following:

- Detached Office Block
- High Bay Warehouse/ Industrial Unit (To be refurbished)
- Approximate 15M Eaves
- Large Secure Concrete Yard
- 400 KVA Power Supply
- 1 Acre Storage Yard

ACCOMMODATION

The units have the following approximate gross internal floor areas:

Description	Sq m	Sq ft
Ground Floor Office	456.33	4,911
High Bay Unit	2,787	30,000
Workshop	243.60	2,622
Total	3,486	37,533

TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £150,000 per annum exclusive.

Alternatively, the site is available for sale, with the asking price available upon request.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is E(104)

Further information is available upon application.

RATING ASSESSMENT

We understand through verbal enquiries with the Local Rating Authority that the property has the following rateable values:

Offices – £9,600

Workshop - £58,500

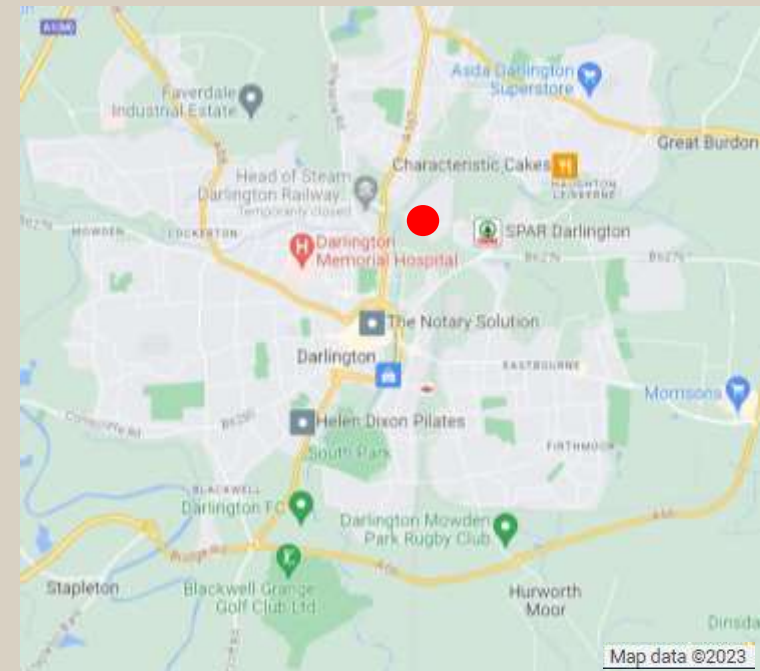
Interested parties are advised to contact the Local Rating Authority to obtain the precise rates payable.

VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

Email: jonathan@cpne.co.uk





For identification purposes only (Artist impression of the re-clad)

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