

# EVOLUTION

**BUSINESS  
PARK**

**FOR SALE**  
BRAND NEW INDUSTRIAL  
COMMERCIAL INVESTMENT  
OPPORTUNITIES



## Evolution Business Park

**Barrington Way, Darlington, DL1 4FA**

Units from 1,002– 2,005 sq. ft.  
**93 -186.27 sq. m.**

Suitable for Class B1, B2, B8

SURROUNDING  
OCCUPIERS  
INCLUDE:

 **HOWDENS**

**Magnet**  
*part of the family*

**SCREWFIX**

**YESSS**  
ELECTRICAL





## Location

The estate is strategically located on Evolution Business Park east of Darlington Town Centre, providing excellent access to the regional road network. The units are accessed directly off Yarm Road via the Travel Lodge and Toby Carvery. The site is approximately 2 miles from Darlington Town Centre.

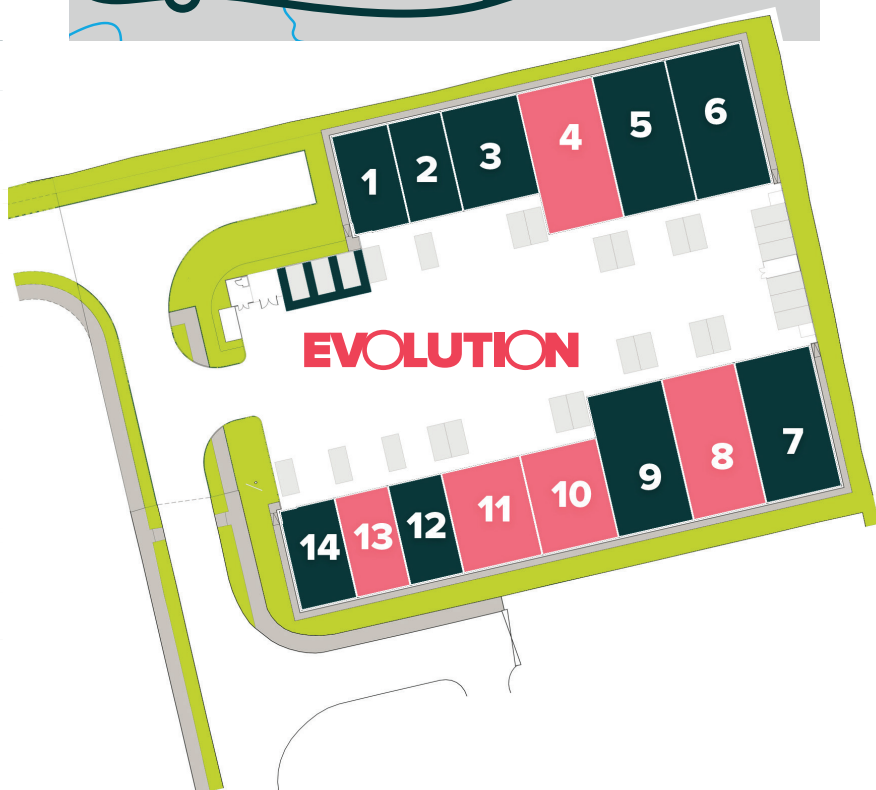


## Description

Evolution Business Park comprises up to 14 individual units of steel portal frame construction. The units were completed in Q4 2022.

## Schedule of Units

Unit	Sq. Ft.	Price	Headline Rental	Parking
Unit 4	2005	£320,000	£17,000 pa	2
<b>Tenant:</b> Mark Harding Animal Physiotherapy				
Unit 8	2005	£320,000	£20,000 pa	2
<b>Tenant:</b> JJ Big Tops Limited				
Unit 10	1504	£240,000	£13,500 pa	2
<b>Tenant:</b> Train Direct				
Unit 11	1504	£240,000	£13,500 pa	2
<b>Tenant:</b> TD Med				
Unit 13	1007	£160,000	£10,000 pa	1
<b>Tenant:</b> Tees Valley Campers and Customs				



All sizes are approximate and are measured on a gross internal floor area basis. 2 visitor car parking spaces plus 3 disabled car parking spaces





## Specification

- / Electrically operated insulated sectional overhead doors, with protection bollards
- / Floor loading of 30KN/m<sup>2</sup>
- / Mezzanine Floors could be catered for
- / Minimum eaves height (to haunch) of 4.05m
- / Solar reflective glazing
- / External LED Lighting to service yard
- / Shared forecourts and service yard with designated car parking and visitor spaces
- / Cycle parking
- / Fire Alarms
- / EPC Rating B

## Services

Mains electricity, water and drainage are to be provided to each unit together with FTTP fibre for broadband requirements.

## Planning

Class B1, B2 and B8 Industrial/Warehousing.

## Tenure

The units are available to buy on a 999 year lease (virtual freehold) or to let.

## Price/Rent

Upon application.

## Business Rates

Information can be provided on request

## VAT

VAT is applicable to all costs associated with the units.

## Estate Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all units. Further information on this can be provided on request.

## Further Information

For further information regarding an individual investment, floor plans or to arrange a viewing, please contact the joint agents on the contact details provided overleaf.



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## BUSINESS PARK

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BRAND NEW INDUSTRIAL  
COMMERCIAL INVESTMENT  
OPPORTUNITIES

a development by:

# Priority Space

[www.priorityspace.co.uk](http://www.priorityspace.co.uk)

## contact



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*Date of Particulars January 2024*

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