



Capable of Sub-Division
From 50,000 sq ft

TO LET – INDUSTRIAL / WAREHOUSE FACILITY

Unit 18, Lingfield Point, Darlington DL1 1RW

Approx. 12,301.20 m² (132,410 sq ft)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

The property is located at Lingfield Point, one of the North East's most successful business parks, situated on the Darlington Eastern Transport Corridor (B6279) providing direct access to the A66 Trunk Road, Teesport, the A1 (M) and the A19.

Lingfield Point comprises approximately 1.3M sq ft of commercial space:-

- Fully Fenced and Gated 100 Acre Secure Site
- 24 hour Concierge
- Extensive CCTV
- ANPR Cameras

Existing occupiers on the estate include:-

- TATA
- Capita
- Magnet
- Lingfield Warehousing
- Student Loans Company
- JLM Foods

DESCRIPTION

The property is a substantial industrial / warehouse facility comprising the following:-

- Office and Welfare Facilities
- Roller Shutter Loading Access

ACCOMMODATION

The property has an approximate gross internal floor area of 12,301.20 sq m (132,410 sq ft)

LEASE TERMS

The premises are available to let by way of a new FRI lease.

RATING ASSESSMENT

The Rateable Value is £122,000.

Interested parties are advised to make their own enquiries with Darlington Borough Council to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D(83). A copy of the certificate is available upon application.

SERVICE CHARGE

There is a service charge levied for the maintenance of the common parts and 24 hour concierge.

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 Wellington House, Falcon Court, Stockton on Tees, TS18 3TS