

Available Now



TO LET – INDUSTRIAL / WAREHOUSE FACILITY

Unit 36, Lingfield Point, Darlington DL1 1RW

Approx. 9,010 m² (96,993 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
- 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 sq m 9,010 (96,993 sq ft)

LEASE TERMS

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

RATING ASSESSMENT

The Rateable Value is approximately £92,000.

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 C. 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

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