



TO LET

Industrial / Warehouse

Whessoe Road, Darlington, DL3 0RG
Approximately 131,377 sq ft (May Split)

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Darlington is a large and busy market town in County Durham, located approximately 16 miles west of Middlesbrough and 37 miles south of Newcastle upon-Tyne.

The town benefits from excellent road communications, being situated 3 miles east of the A1(M), connecting the town to York and Leeds to the south and Sunderland and Newcastle to the north. The town is served by 3 junctions on the A1(M), providing access to the town centre via the A66(M) at Junction 57, the A68(M) at Junction 58 and A167 at Junction 59.

ACCOMMODATION

The units have the following approximate gross internal floor areas:

Description	sq m	sq ft
Bay 1	2,131	22,943
Bay 2	4,724	50,859
Bay 3	4,724	50,859
Offices	623	6,716
Total	12,202	131,377

DESCRIPTION

The buildings is a steel and brick built industrial unit:

- Offices
- WC Facilities
- Approximate 13M Eaves Height
- Capable of Sub-division
- Large Vehicle Access Doors
- Secure Site
- Large Yard
- 2 x 7.5 Cranes
- 1 x 6T Crane



ENERGY PERFORMANCE CERTIFICATE

The EPC's rating is C(67)

TERMS

The building is available on a new FRI lease, in either the whole or part. Further information is available upon application.

RATING ASSESSMENT

Further information is available upon application.

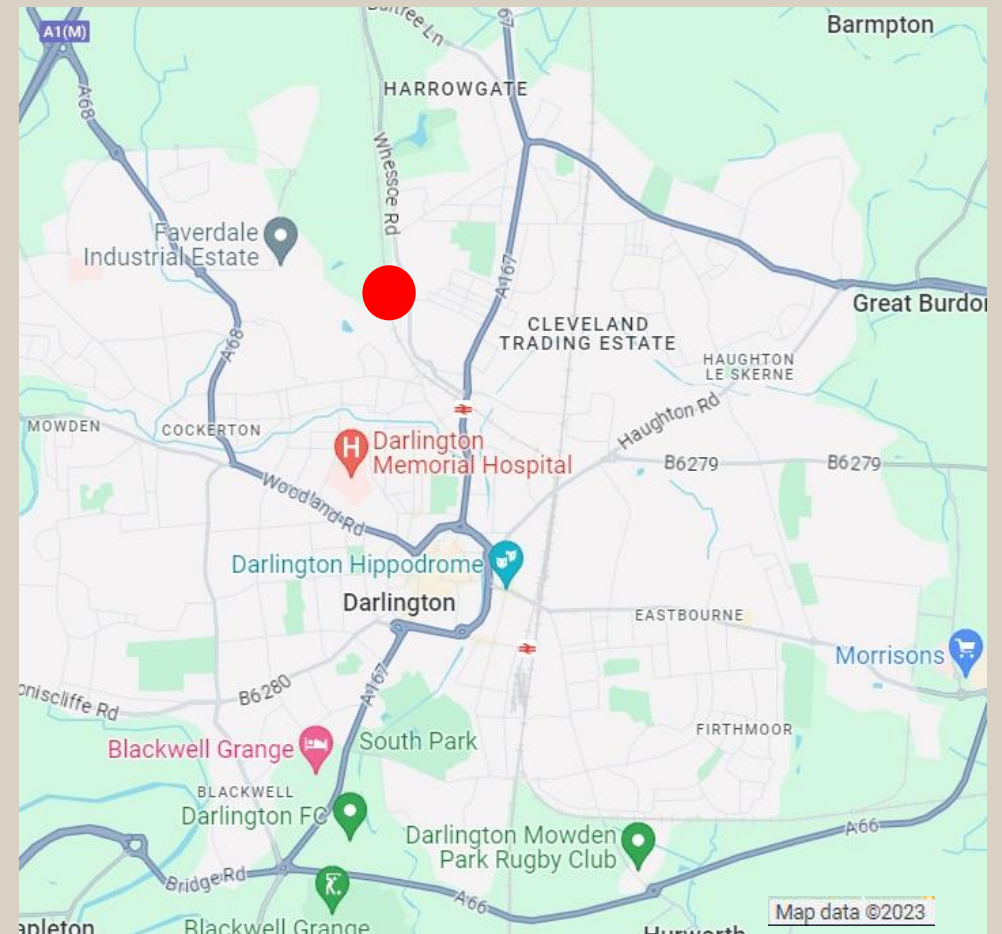
VIEWING

Strictly through the joint agents Connect Property North East:

Jonathan Simpson ddl: 01642 602001

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