


Industrial

Unit 12 | Cleveland Trading Estate

 Cleveland Street, Darlington, DL1 2PB

Unit 12 | 4,958 sq ft

Industrial unit situated in prime industrial location

Situated in a premier industrial location, this unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space. This is a secure gated estate benefiting situated in a popular industrial location.

Lease Type

New



Unit Summary

- 24 Hour Access
- Premier Industrial Location
- Roof Lights
- Flexible Space
- Secure Estate
- WC facilities

[View Floor Plans →](#)

[View Virtual Tour →](#)

Occupational Costs


| | Per Annum | Per Sq Ft |
|--------------------|-------------------|--------------|
| Rent | £30,300.00 | £6.11 |
| Rates | £8,946.00 | £1.80 |
| Maintenance Charge | £8,900.00 | £1.80 |
| Insurance | £991.60 | £0.20 |
| Total Cost | £49,137.60 | £9.91 |

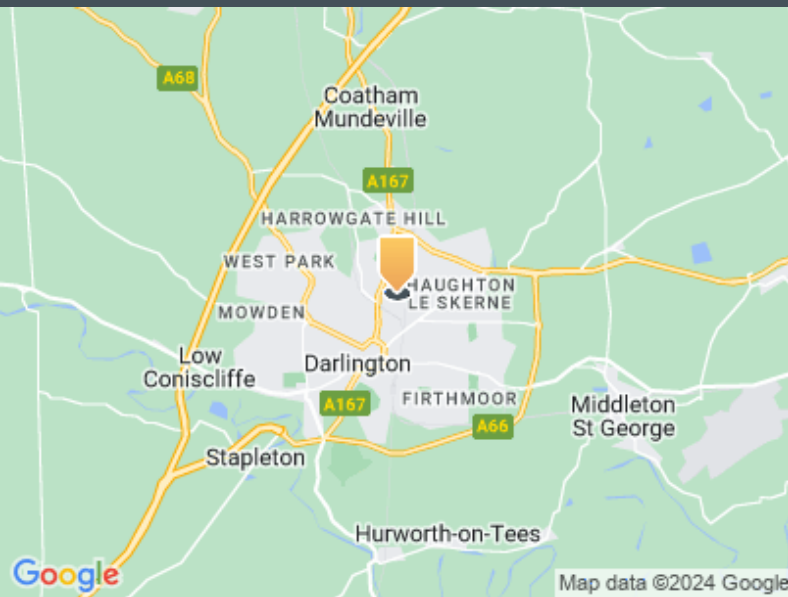
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

 For more info please visit: unit.info/UIP0101656

+440 808 169 7554

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Location

Cleveland Trading Estate is located just off Cleveland Street, approximately 1 mile from Darlington town centre.



Road

The site benefits from excellent road communications with Junction 58 of the A1 located 2.5 miles north west giving access to M1 and M62.



Airport

Durham Tees Valley Airport is situated around 6 miles east of the estate.



Rail

The site benefits from excellent road communications with Junction 58 of the A1 located 2.5 miles north west giving access to M1 and M62.

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Strictly by prior appointment. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | C (61) |



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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