



TO LET – INDUSTRIAL / WAREHOUSE UNITS

Lingfield Point, Darlington DL1 1RW

Approx. 192 SQ M (2,070 SQ FT) -929 SQ M (10,000 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 2M 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:-

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

DESCRIPTION

The units comprise of a variety workshop/ industrial units with ancillary office accommodation and roller shutter loading access.

ACCOMMODATION

The property has the following approximate gross internal areas:

Unit 20	929 sq m	10,000 sq ft
Unit 21A	192 sq m	2,070 sq ft
Unit 21F	278.7 sq m	3,000 sq ft
Unit 22	325.15 sq m	3,500 sq ft

LEASE TERMS

The premises are available to let on new internal repairing leases.

Short Term Leases Available Only

Unit 20 - £30,000 pa exclusive
Unit 21A - £6,210 pa exclusive
Unit 21F - £9,000 pa exclusive
Unit 22 - £10,500 pa exclusive

RATING ASSESSMENT

Available Upon Application

ENERGY PERFORMANCE CERTIFICATE

These have been commissioned and will be available in due course.

SERVICE CHARGE

There is a service charge levied for the maintenance of the common parts and 24 hour concierge. This is currently running at 0.38p per sq ft per annum exclusive.

VIEWING

Strictly through the agents Connect Property North East:-

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