



**TO LET – INDUSTRIAL / WAREHOUSE UNIT**

Unit 13, Lingfield Point, Darlington DL1 1RW

*Approx. 2,872 SQ M (30,924 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 an industrial/ workshop unit with ancillary office accommodation and roller shutter loading access.

## ACCOMMODATION

The property has the following approximate gross internal areas:

Unit 13 | 2,872 sq m | 30,924 sq ft

## LEASE TERMS

The premises are available to let on new FRI lease at an annual rental of £110,000 per annum.

## RATING ASSESSMENT

The building has a ratable value Of £27,000. Interested parties Should contact the Local Authority to establish the precise rates payable.

## 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 approximately £29,922 per annum exclusive.

## VIEWING

Strictly through the agents Connect Property North East:-

**Jonathan Simpson** ddl: 01642 704931

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