

# TO LET

Darnton Business Park, Double Row,  
Seaton Delaval, NE25 0PP

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**Refurbished Workshop/Storage Units From  
69m<sup>2</sup> (746 sq.ft) to 198m<sup>2</sup> (2,130 sq.ft.)**

- Well established commercial/industrial location
- Recently renovated and subdivided
- Internal clear height 6.0m
- Communal toilet facilities
- New LED lighting
- Flexible lease terms
- Rents from £5,800 pa

## SITUATION

Darnton Business Park is located on the south side of Double Row which links Seaton Delaval to New Hartley. The A189 lies within only 2 miles of the estate and the A19 Moor Farm Roundabout 2.7 miles.

Please refer to the attached plans for further details.

## DESCRIPTION

Darnton Business Park comprises two former industrial buildings which have been refurbished and sub-divided to create a series of smaller self contained lock up storage/workshop units. The units are steel framed with brick work and cladding to the external walls. The roof areas are double pitched and of insulated profile steel sheeting.

The internal division walls are of double boarded plasterboard construction and the unit has a clear height of 6.0m.

The units benefit from a new roller shutter loading door 5.0 m wide x 5.0 m high.

Access to the units is from a communal, enclosed service area which also provides limited car parking in front of the unit, but further parking is available in the estate.

Toilets accommodation is provided in a communal block within the service area.

## SERVICES

The units are provided with single phase sub-metered electricity supplies, although 3 phase supplies can be provided at an additional cost.

Lighting to the units is by way of LED fittings.

There is no fixed form of heating to the units.

For further details please contact:

## ACCOMMODATION

The units have been measured on a gross internal basis from a plan and provide the following areas:-

Unit	m <sup>2</sup>	Sq.ft	Rental pa	Rateable Value	Service Charge pa
2	97.3	1,048	£7,860	Awaited	£1,205
7	198	2,130	£15,000	Awaited	£2,345
10	69	746	£5,800	Awaited	£860

## ENERGY PERFORMANCE

The units are unheated and therefore do not require Energy Performance Asset Ratings.

## RATING

You may be eligible for business rates relief if you occupy a single property with a Rateable Value below £15,000.

Further information is available from the following website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## TERMS

The units are let on new 3 year leases incorporating annual tenant breaks. The tenant maintains the interior of the premises only and the landlord maintains the exterior structure and common areas (including WC Block) and pays building insurance. The tenant pays business/water rates.

## VAT

All rents and service charges are subject to VAT.

## VIEWING

Please contact this office for an appointment to view.

Particulars – April 2024  
Photos - April 2024



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