

TO LET

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# FORMER CLEVELAND BRIDGE PREMISES

Yarm Road, Darlington DL1 4DE



## Key Highlights

- Large manufacturing facility circa 400,000 sq ft
- Prominent position adjacent to the A66
- 1,600 KVA power supply
- 29 acre Site
- 11m min eaves height
- Ability to sub divide

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## Location

The property is located on the B6280 Yarm Road, approximately 2 miles from Darlington Town Centre.

The property benefits from excellent communication links via Yarm Road to the A66 adjacent to the site, providing vehicular access to all major arterial roads throughout the region.

Nearby occupiers include Cummins, Morrisons and EE.

## Description

The property comprises a high industrial/warehouse unit of steel frame construction, with profile metal sheet cladding to the exterior.

The workshop has the benefit of a 1,600 KVA power supply, and features a minimum eaves height of 11m rising to 15m at the apex.

Offices and ancillary accommodation are also present on site.

The property occupies a 29 acre site with extensive hard standing and parking areas.

## Terms

Available by way of a full repairing and insuring lease for a term of years to be agreed.

## Services

We understand that the property benefits from all main services except gas.

## Accommodation

The property comprises the following approximate gross internal areas (GIA):

Description	Sq m	Sq ft
Bays A,B and C	10,224.43	110,055
Bays D - G	16,689.64	179,646
Ground Floor Offices	1,196.83	12,883
First Floor Offices	1,888.35	20,326
Medical Centre/Paint Shop/ Stores	2,759.00	29,698
Maintenance Workshop	592.00	6,372
Paint Cells	650.54	7,002
Treatment Building	1,743.54	18,767
External Store	487.55	5,248
<b>Total</b>	<b>36,231.88</b>	<b>389,997</b>

## Rent

On application.

## Rateable Value

We understand the premises have a current Rateable Value of £740,000.

From 1 April 2023 the Rateable Value will increase to £825,000 from

## Energy Performance Certificate

The property has a variety of EPCs ranging from C to D.

Copies are available upon request.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction

## VAT

All prices, premiums and rent etc. are quoted exclusive of VAT.

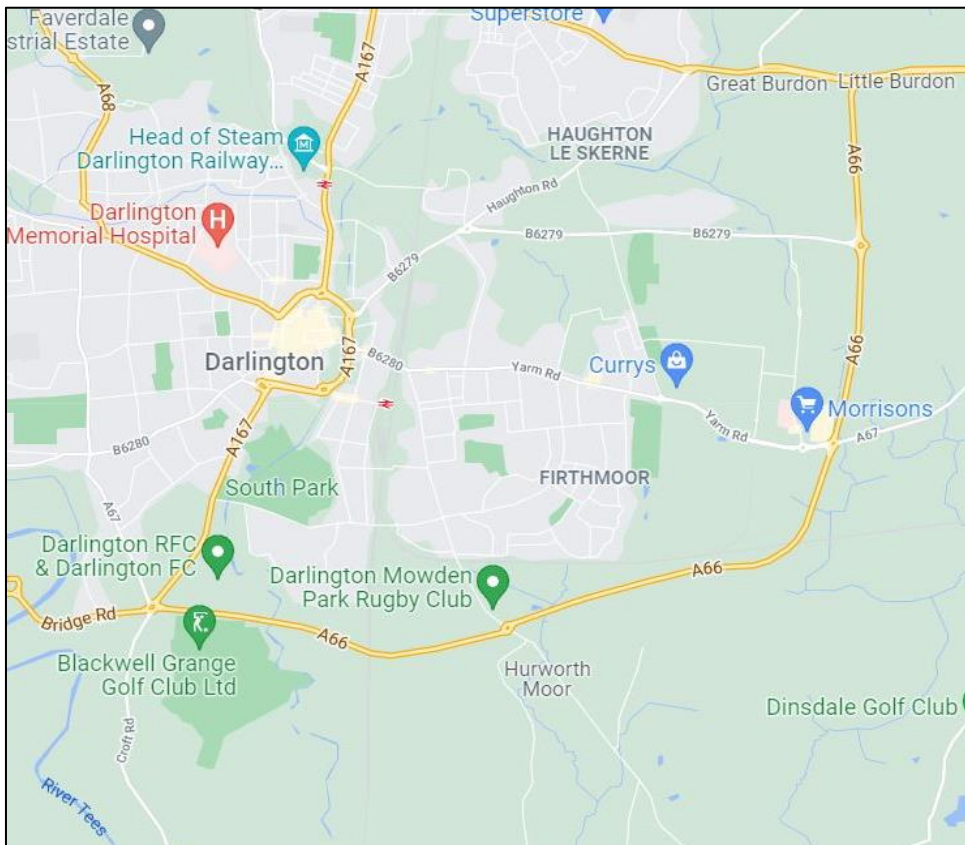


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January 2023

