

EVOLUTION

**BUSINESS
PARK**

FOR SALE / TO LET

**BRAND NEW INDUSTRIAL /
WAREHOUSE UNITS**

**AVAILABLE
TO OCCUPY
NOW**



Evolution Business Park

Barrington Way, Darlington, DL1 4FA

**Units from 1,002– 2,005 sq. ft.
93 -186.27 sq. m.**

**Suitable for Class B1, B2, B8
SUITABLE FOR OWNER OCCUPIERS & INVESTORS**

**SURROUNDING
OCCUPIERS
INCLUDE:**

HOWDENS

Magnet
part of the family

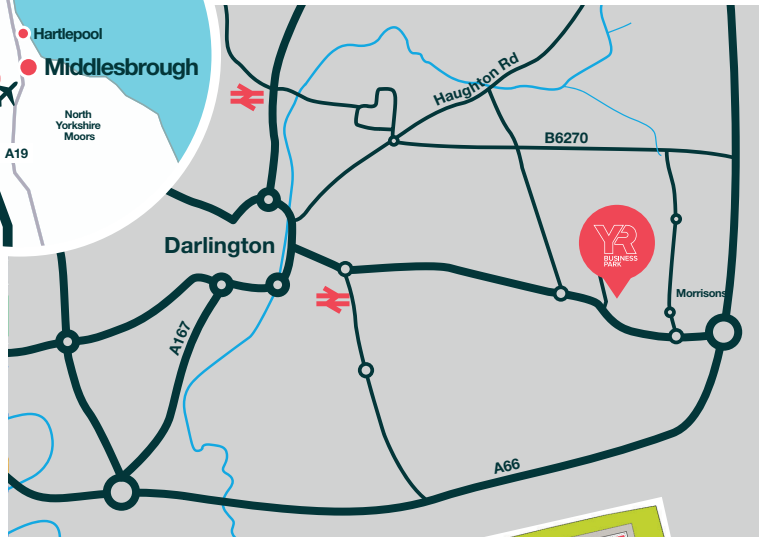
SCREWFIX

**YESSS
ELECTRICAL**



Location

The estate is strategically located on Evolution Business Park east of Darlington Town Centre, providing excellent access to the regional road network. The units are accessed directly off Yarm Road via the Travel Lodge and Toby Carvery. The site is approximately 2 miles from Darlington Town Centre.



Description

Evolution Business Park comprises up to 14 individual units of steel portal frame construction. The units were completed in Q4 2022.

Schedule of Units

UNIT	SQ. FT.	PARKING	STATUS
Unit 1	1002	1	OCCUPIED
Unit 2	1007	1	OCCUPIED
Unit 3	1504	2	OCCUPIED
Unit 4	2005	2	OCCUPIED
Unit 5	2005	2	VACANT
Unit 6	2001	2	VACANT
Unit 7	2001	2	OCCUPIED
Unit 8	2005	2	OCCUPIED
Unit 9	2005	2	VACANT
Unit 10	1504	2	OCCUPIED
Unit 11	1504	2	OCCUPIED
Unit 12	1007	1	OCCUPIED
Unit 13	1007	1	OCCUPIED
Unit 14	1002	1	OCCUPIED



All sizes are approximate and are measured on a gross internal floor area basis. 2 visitor car parking spaces plus 3 disabled car parking spaces



Specification

- / Electrically operated insulated sectional overhead doors, with protection bollards
- / Floor loading of 30KN/m²
- / Mezzanine Floors could be catered for
- / Minimum eaves height (to haunch) of 4.05m
- / Solar reflective glazing
- / External LED Lighting to service yard
- / Shared forecourts and service yard with designated car parking and visitor spaces
- / Cycle parking
- / Fire Alarms
- / EPC Rating B

Services

Mains electricity, water and drainage are to be provided to each unit together with FTTP fibre for broadband requirements.

Planning

Class B1, B2 and B8 Industrial/Warehousing.

Tenure

The units are available to buy on a 999 year lease (virtual freehold) or to let.

Price/Rent

Upon application.

Business Rates

Information can be provided on request

VAT

VAT is applicable to all costs associated with the units.

Estate Service Charge

An estate service charge relating to the maintenance of the common parts will be levied on all units. Further information on this can be provided on request.

Further Information

For current availability, floor plans, quoting prices or to arrange a viewing, please contact the joint agents on the contact details provided overleaf.



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a development by:

Priority Space

www.prioritiespace.co.uk

**AVAILABLE
TO OCCUPY
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Date of Particulars January 2024

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