

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

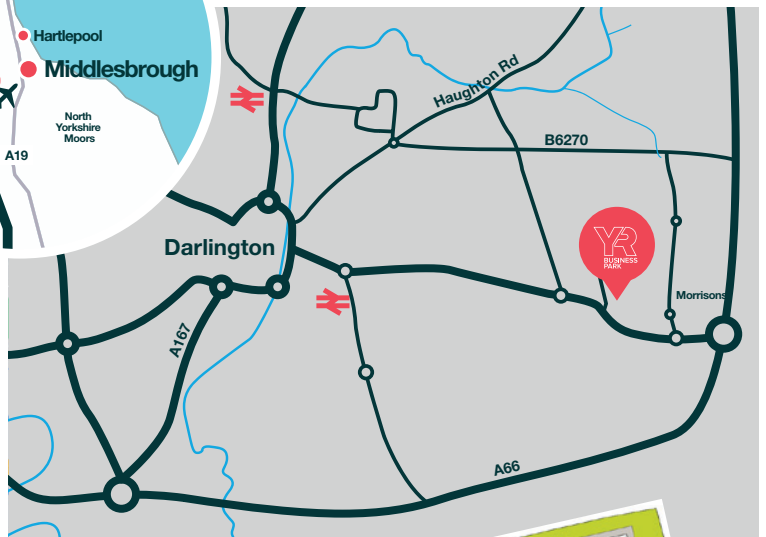
SCREWFIX

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

The units which are under construction, with work commencing on site in Q1 2022, will comprise up to 14 individual units of steel portal frame construction. The units are due for completion by in Q3 2022.

Schedule of Units

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



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 TBC

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

Not yet assessed for business rates.

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
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Date of Particulars November 2022

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